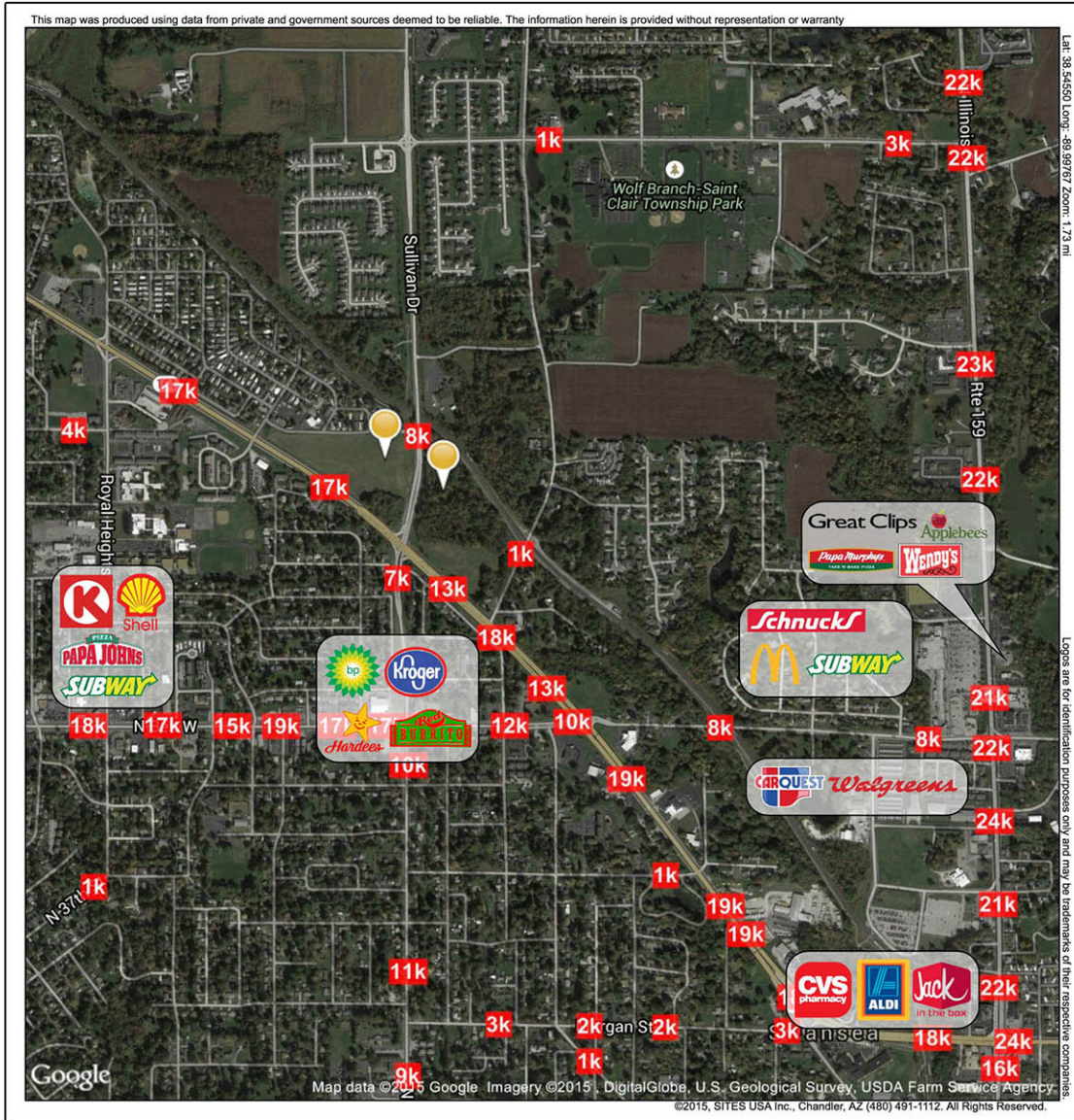


BELLEVILLE, IL - HWY 161 LAND

IL - 161 & Sullivan Rd - Belleville, IL 62226



PROPERTY HIGHLIGHTS

- Excellent visibility from IL-161 (17,000 vpd) and Sullivan Dr (8,000 vpd)
- Available as separate parcels or as a combined offering
- Strong area demographics

PROPERTY DETAILS

- Total Land: 24.9 ac
- Available Land: NW - 12.97 ac
NE - 11.93 ac

Demographics	1 mile	3 mile	5 mile
Population	9,649	63,105	118,321
Avg HH Income	\$57,282	\$64,551	\$68,368



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