

Sale price now available:

**\$990,000**



# 1.83-Acre Auto Dealer Building & Lot available for sale or lease

129 Auto Ct | O'Fallon, IL 62269



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Address

**129 Auto Ct**  
O'Fallon, IL 62269



Zoning

**B1, Community**  
Business District



Sale price

**\$990,000**



Year built

**1989**



Building size

**±8,602 SF**



Land area

**1.83 acres**

- ±8,602 SF single-story showroom building features service area with 4 drive-in doors with cross access
- Ideal for user requiring large showroom
- Ample parking
- Property is accessible from the signalized intersection at W Highway 50 just south of the property
- High-traffic location with 25,786 vehicles per day along W Highway 50
- Excellent demographic profile with a population of 101,584 within a 5-mile radius; average household income of \$81,892 in a 1-mile radius; and an expected population growth of 0.6% through 2025
- Easy access to I-64 with 68,544 vehicles per day
- Strong retail trade area with nearby retailers such as The Home Depot, Walmart, Sam's Club, and Aldi

**Tim Convy, Principal**  
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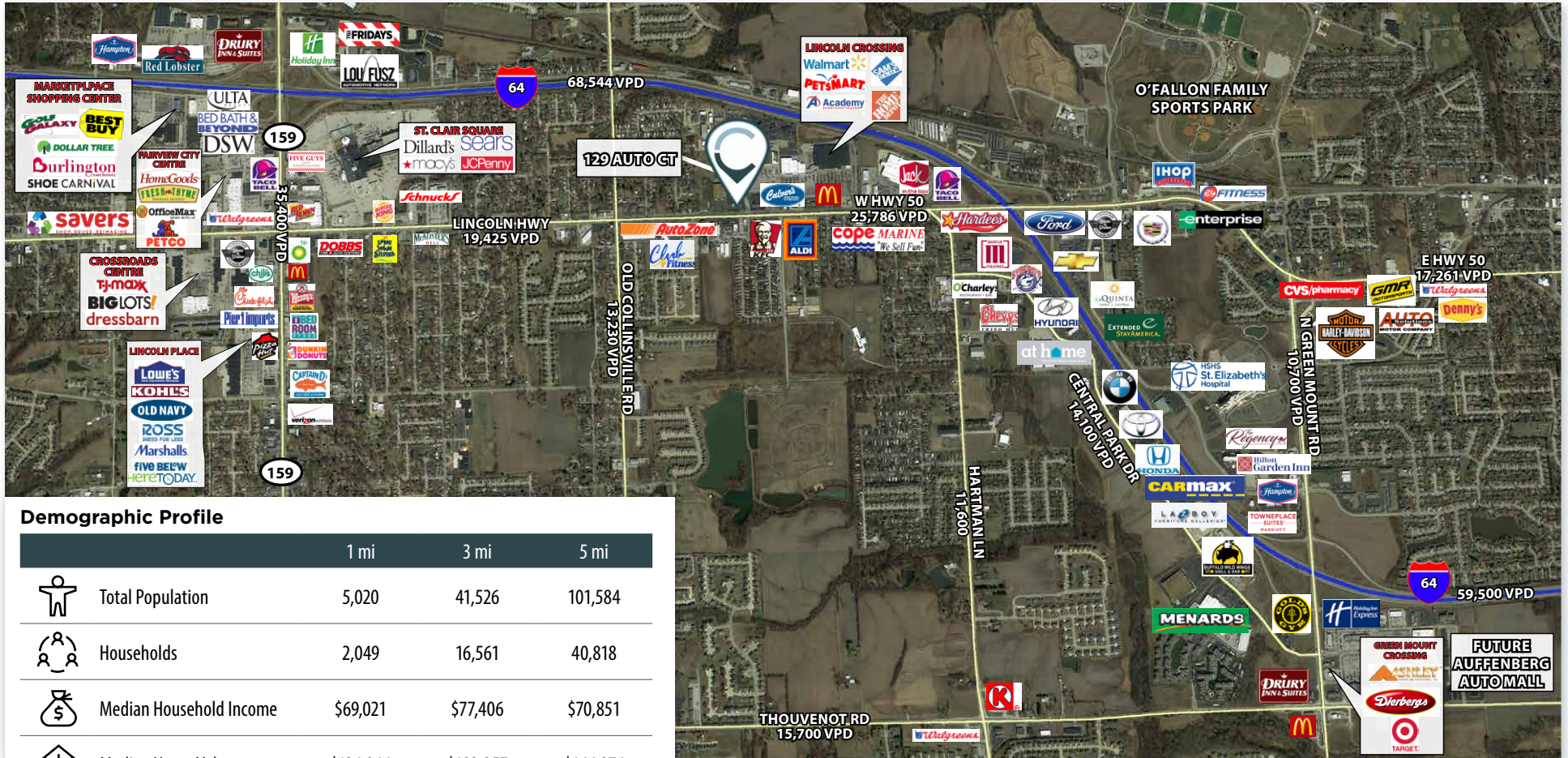
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## Demographic Profile

	1 mi	3 mi	5 mi
Total Population	5,020	41,526	101,584
Households	2,049	16,561	40,818
Median Household Income	\$69,021	\$77,406	\$70,851
Median Home Value	\$134,944	\$182,257	\$166,276
Median Age	39.4	39.7	40.2

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