

FOR LEASE at Wood River Commons

PRIME MULTI-USE SPACE AVAILABLE

1126-1144 VAUGHN RD | WOOD RIVER, IL

**2,550 - 7,775 SF
Available**

Tenant Improvements Available

Perfect for retail, fitness, showroom,
or service-based businesses.



**2,550 - 7,775
SF Available**



**End Cap
Opportunity**



**Open Floor Plan
(Former Fitness/
Dance Space)**



**Ample Parking
for Customers
& Employees**



2 Restrooms



**Monument &
Building Signage
Available**



**Anchored by
Walgreens and
McDonalds**



**High Visibility
in a Busy Retail
Corridor**



For information, contact:

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Broker**

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Lease Rate:

\$10.00 - \$12.00

PSF, NNN



**KUNKEL
COMMERCIAL
GROUP**

1126-1144 VAUGHN RD | WOOD RIVER, IL

END CAP OPPORTUNITY

JOIN A STRONG RETAIL CORRIDOR IN WOOD RIVER



STRATEGIC LOCATION

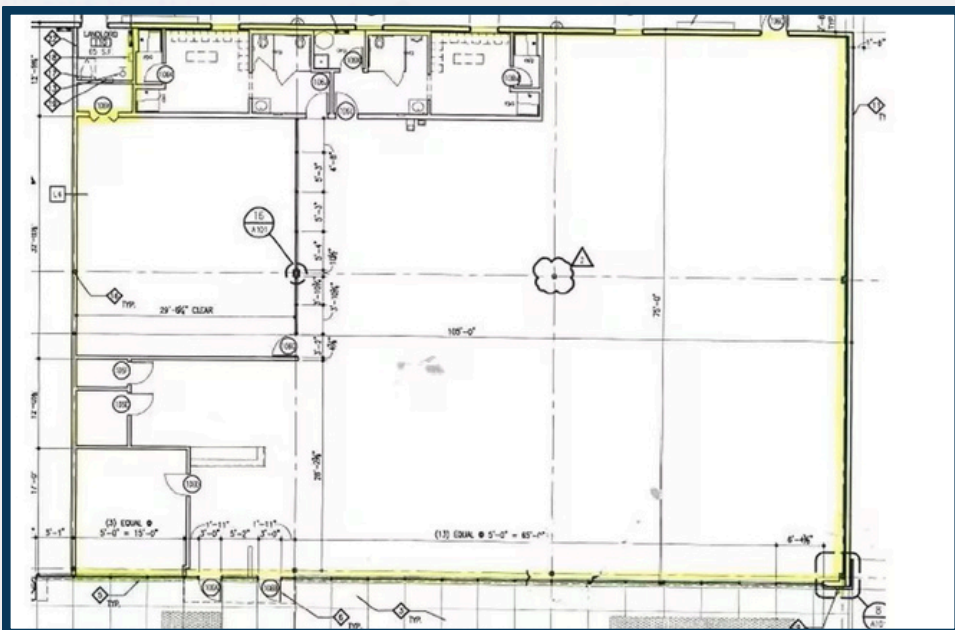
Positioned at the **signalized** intersection of **Vaughn Rd (IL-143)** and **IL-111/Edwardsville Rd**, a primary retail and commuter corridor in Wood River.

EXCELLENT ACCESS

Multiple entrances and easy ingress/egress provide convenient access for customers and deliveries with **great visibility from Vaughn Rd.**

STRONG DEMOGRAPHICS

Surrounded by established neighborhoods and a growing daytime population, driving **consistent traffic** and strong consumer demand.



FLEXIBLE LAYOUT

Spacious open area with built-out restrooms.

A highly visible retail center anchored by national brands in a thriving community.



High traffic exposure along Vaughn Rd



Strong neighboring retailers drive consistent visitation



End cap position offers maximum visibility



Well-maintained center with ample parking



LET'S BRING YOUR BUSINESS HERE

Contact us today to schedule a tour or request additional information.



KUNKEL
COMMERCIAL
GROUP



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www.ChooseKWG.com