

FOR SALE

700 N State St. #700

Freeburg, IL 62243




18,247 sq ft

1.210 acres — \$2,100,000



**BERKSHIRE
HATHAWAY**
HomeServices
Select Properties

Jim Von Der Haar

 314-494-8874

 JVonDerHaar@BHHSselectSTL.com

This information has been obtained from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm its accuracy.

Property Features

Incredible Investment Opportunity on High-Traffic State Street!

This expansive 18,247 sq. ft. mixed-use property sits on 1.210 acres and offers a rare combination of commercial and residential income streams.

Featuring 4 retail/commercial spaces along the highly traveled State Street, this property provides maximum visibility and excellent accessibility for tenants and customers alike.

The upper levels include 8 well-maintained residential units, each providing tenants with access to desirable amenities such as an elevator, fitness room, and individual storage units—making this an appealing choice for long-term occupancy.

Great opportunity for investors seeking a strong portfolio addition with stable rental potential. Property financials available upon approved request.




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Property Features




Main living area



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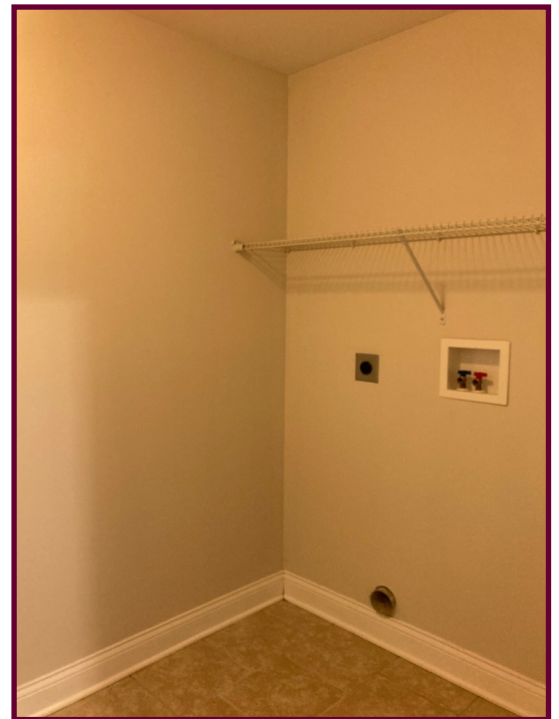
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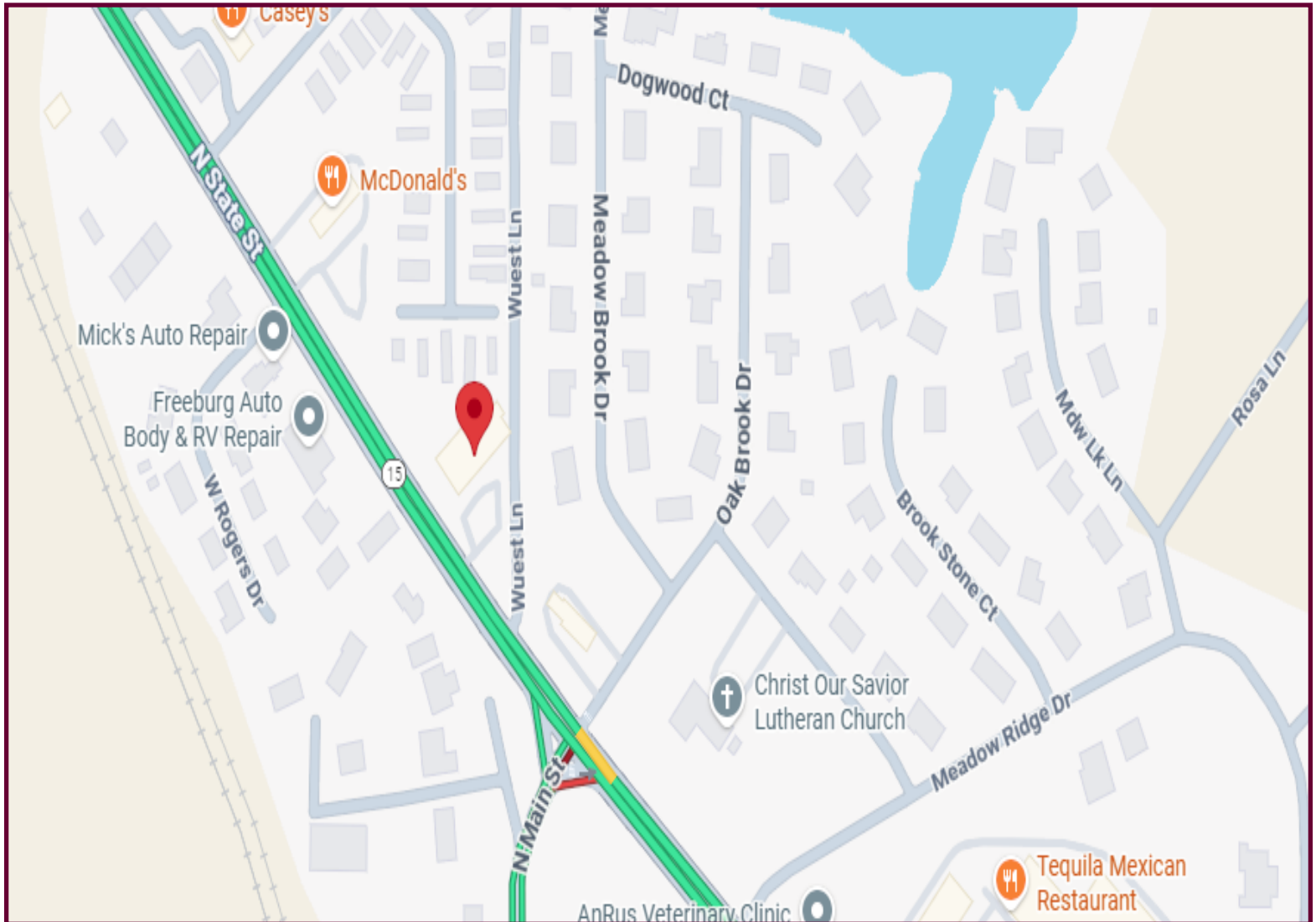
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Property Map



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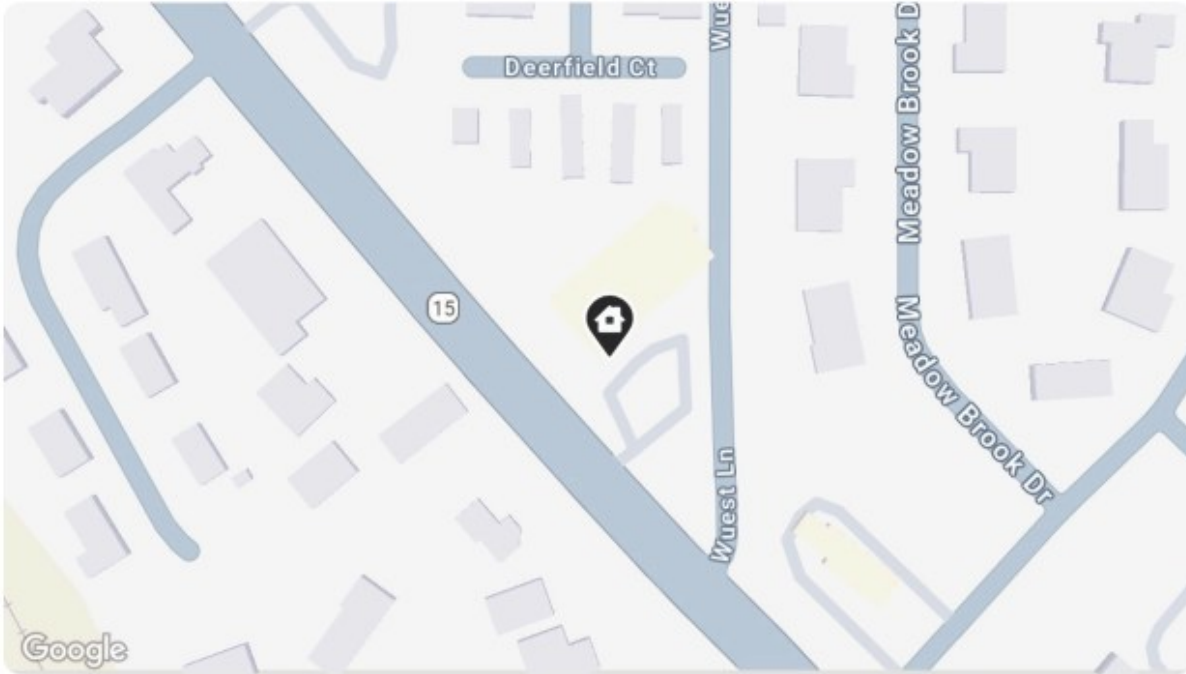
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Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts within 1 mile by Proximity

▲ 11,156	▲ 11,904	▲ 2,598	▲ 12,961	▲ 2,391
IL 13;IL 15	North State Street	N Main St	N State St	MAIN STREET
2024 Est. daily traffic counts	2024 Est. daily traffic counts	2024 Est. daily traffic counts	2024 Est. daily traffic counts	2024 Est. daily traffic counts
Cross: Wuest Ln Cross Dir: NW Distance: 0.03 miles	Cross: Borrenpohl Ct Cross Dir: SE Distance: 0.02 miles	Cross: W Koesterer St Cross Dir: S Distance: 0.14 miles	Cross: Lanter Ln Cross Dir: NW Distance: 0.04 miles	Cross: N Main St Cross Dir: E Distance: -
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type
2021 ▲ 11,200 AADT	2021 ▲ 11,500 AADT	2018 ▲ 2,500 AADT	2011 ▲ 13,400 AADT	2023 ▲ 2,400 AADT
	2005 ▲ 14,500 AADT	2008 ▲ 3,150 AADT	2009 ▲ 12,000 AADT	
	2001 ▲ 14,800 AADT		2005 ▲ 14,500 AADT	
	1995 ▲ 12,900 AADT			

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates



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