

FOR SALE

Wood River Commons
1126-1144 Vaughn Rd.
Wood River, Illinois 62095

100% LEASED MULTI TENANT RETAIL CENTER



INVESTMENT PROPERTY

- 13,400 SF Multi-Tenant Retail Center on 2.50 acres
- Year Built: 2009
- Parking Spaces: 103
- Parcel ID # 19-2-08-22-20-401-024
- Professionally Managed Property
- Less than 2 miles from Interstate 255
- Located in Wood River Commons Strip Center between Walgreens & McDonald's
- Financials and Pro Forma available to qualified investors
- **Sale Price: \$1,750,000**
- **CAP Rate: 9.3%**

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Kunkelcommercial.com



Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.

AERIAL



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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

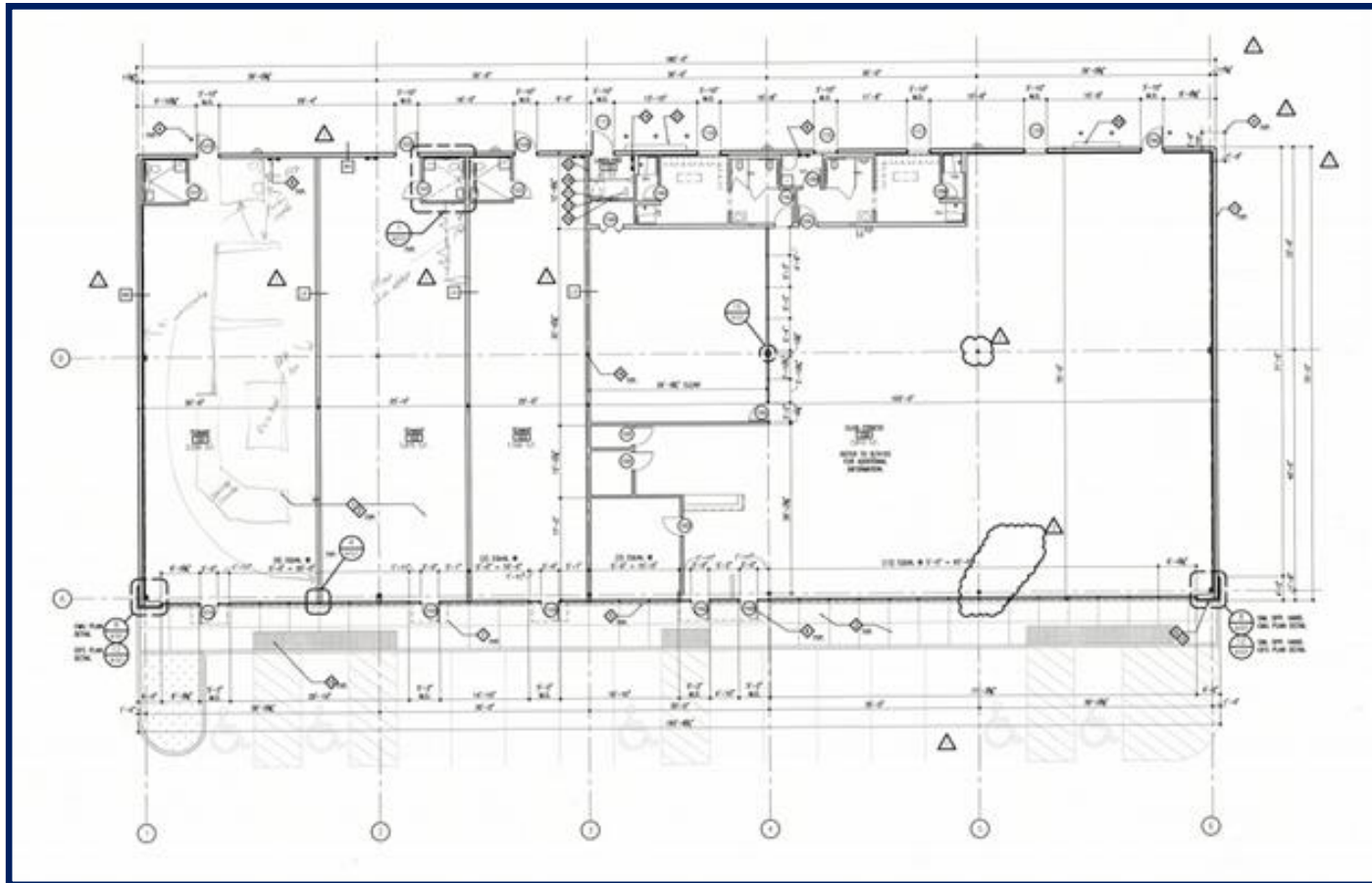
Surrounded by established neighborhoods and a growing daytime population, driving **consistent traffic** and strong consumer demand.



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FLOOR PLANS

13,400 Total Square Feet



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COMMERCIAL BUILDING INFORMATION

Building Name: Wood River Commons Strip Center-Investment Property

Address: 1126-1144 Vaughn Road

City: Wood River IL 62095 Madison County

Building Size: 13,400 Total SF

Useable/Rentable: U

Year Built: 2009

Ceiling Height: Varies

Overhead Doors: N/A

Lot Size: 2.50 Acres

Parking Spaces: 103

Zoning: B-3 Hwy Business City Of Wood River

Permanent Parcel #: 19-2-08-22-20-401-024

Taxes (Year): 2025/\$35,021.80

Sale Price: \$1,750,000

Comments: Investment Property
Monument signage along Vaughn Road. 12,000 vehicles per day.
Located approximately 15 miles from St. Louis, MO.
Intersection of IL State Rt 143 & Vaughn Road in central business district.

KUNKEL COMMERCIAL GROUP

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