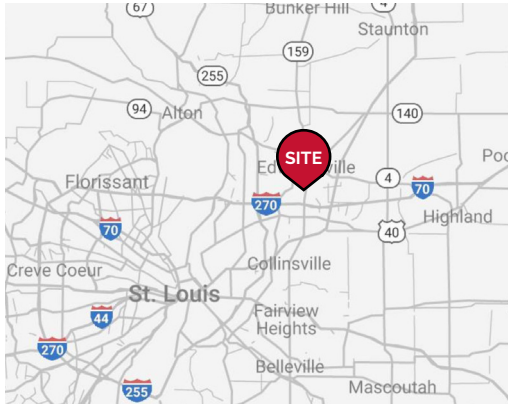


On Highway 159!



2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

6,783 | 40,661 | 62,088



Daytime Population

4,763 | 28,527 | 39,476



Median Household Income

\$113,910 | \$98,010 | \$95,241

FOR LEASE

Cottonwood Square | 3901 Highway 159 | Glen Carbon, Illinois 62034
1,500 - 4,500 SF | Call for Details, Triple Nets: \$7.55/SF (2023 Estimate)

PROPERTY DETAILS

Great visibility to Troy Road

Free-standing building

Full access

Can be divided

Highway 159 - 23,000 VPD

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PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Trade Area Aerial

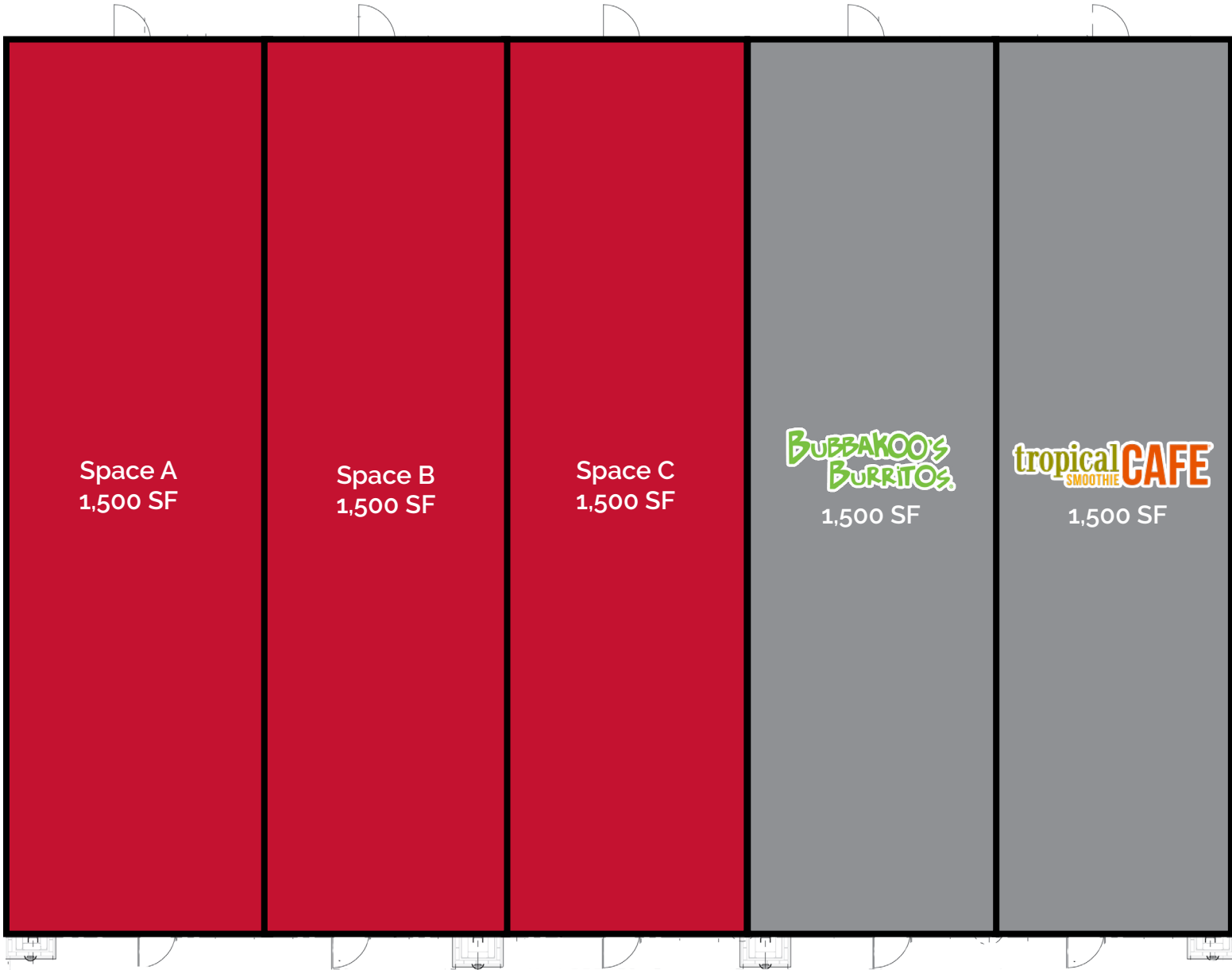


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Site Plan



Highway 159



Additional Parking Behind Building

