

2022 DEMOGRAPHICS
5 Mile | 10 Miles | 15 Miles



Population

34,461 | 91,897 | 279,295



Daytime Population

28,612 | 61,603 | 168,938



Median Household Income

\$66,314 | \$65,805 | \$66,199

OUTLOTS AVAILABLE FOR GROUND LEASE

Highway 67 & Airport Road | Godfrey, Illinois 62053

1.03 - 5.82 Acres | Call for Details

PROPERTY DETAILS

High visibility

Excellent opportunity to build a single-tenant building or shadow-anchored shop space in front of or next to Walmart Supercenter

Highway 67 (Godfrey Road) - 13,700 VPD

Jim Rosen, CCIM

314.785.7625

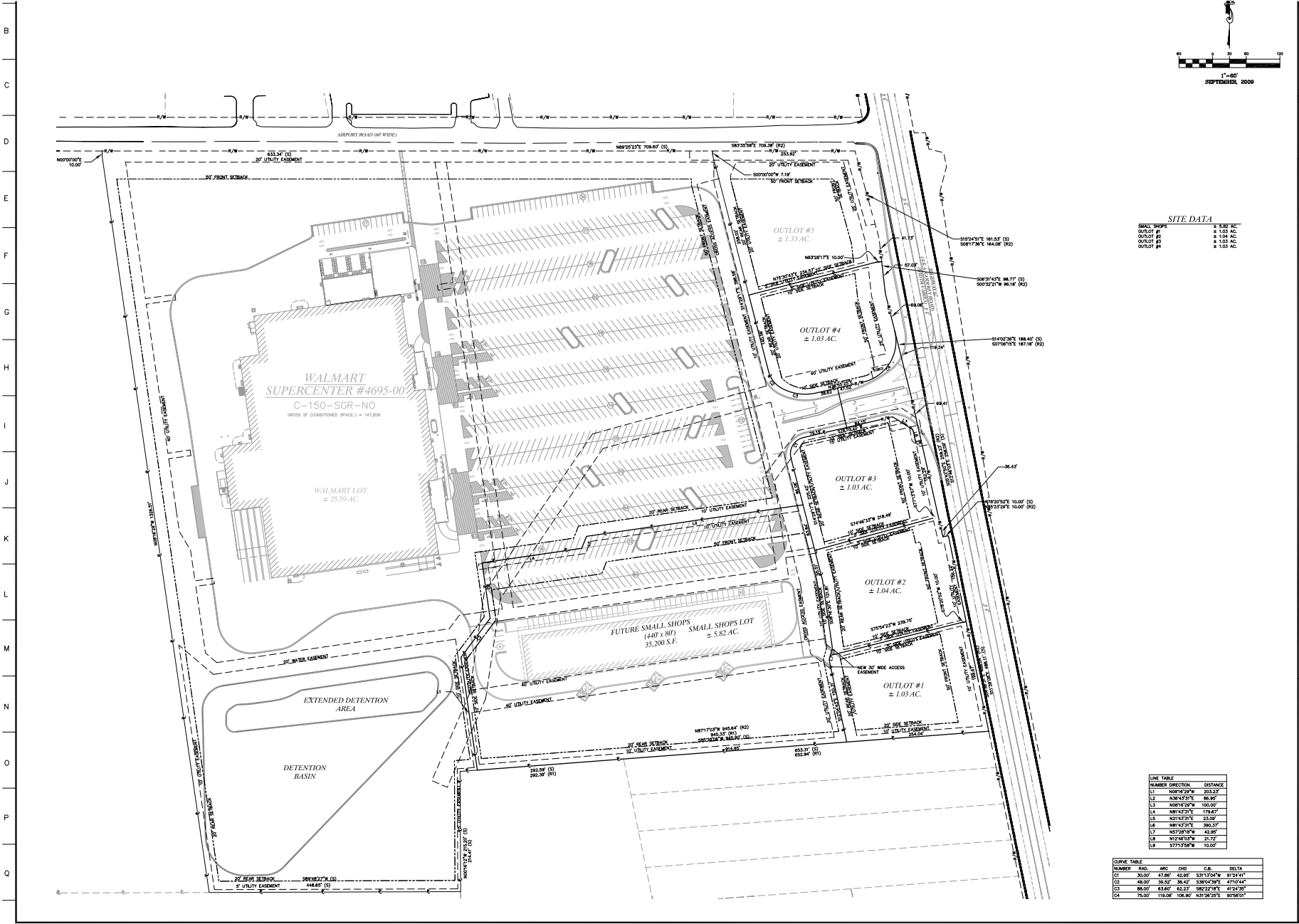
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PACEPROPERTIES.COM | 314.968.9898

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.

Site Plan



SITE DATA

SCALE SHEETS	± 5.00 AC.
OUTLOT #1	± 1.03 AC.
OUTLOT #2	± 1.04 AC.
OUTLOT #3	± 1.03 AC.
OUTLOT #4	± 1.03 AC.
OUTLOT #5	± 1.03 AC.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N08°42'31"W	253.22'
L2	N38°42'31"W	86.89'
L3	N08°42'31"W	100.00'
L4	N81°42'31"W	179.67'
L5	N81°42'31"W	23.09'
L6	N81°42'31"W	590.33'
L7	N07°28'18"W	42.89'
L8	N14°42'31"W	21.72'
L9	S77°32'58"W	10.00'

CURVE TABLE

NUMBER	RAD.	ARC	CHD	C.B.	DELTA
C1	30.00'	47.88'	42.86'	S71°04'18"	87°24'11"
C2	48.00'	58.52'	38.42'	S38°04'38"	87°02'44"
C3	88.00'	63.87'	62.33'	S82°27'47"	81°24'30"
C4	76.00'	116.08'	106.80'	N37°32'21"	80°28'01"