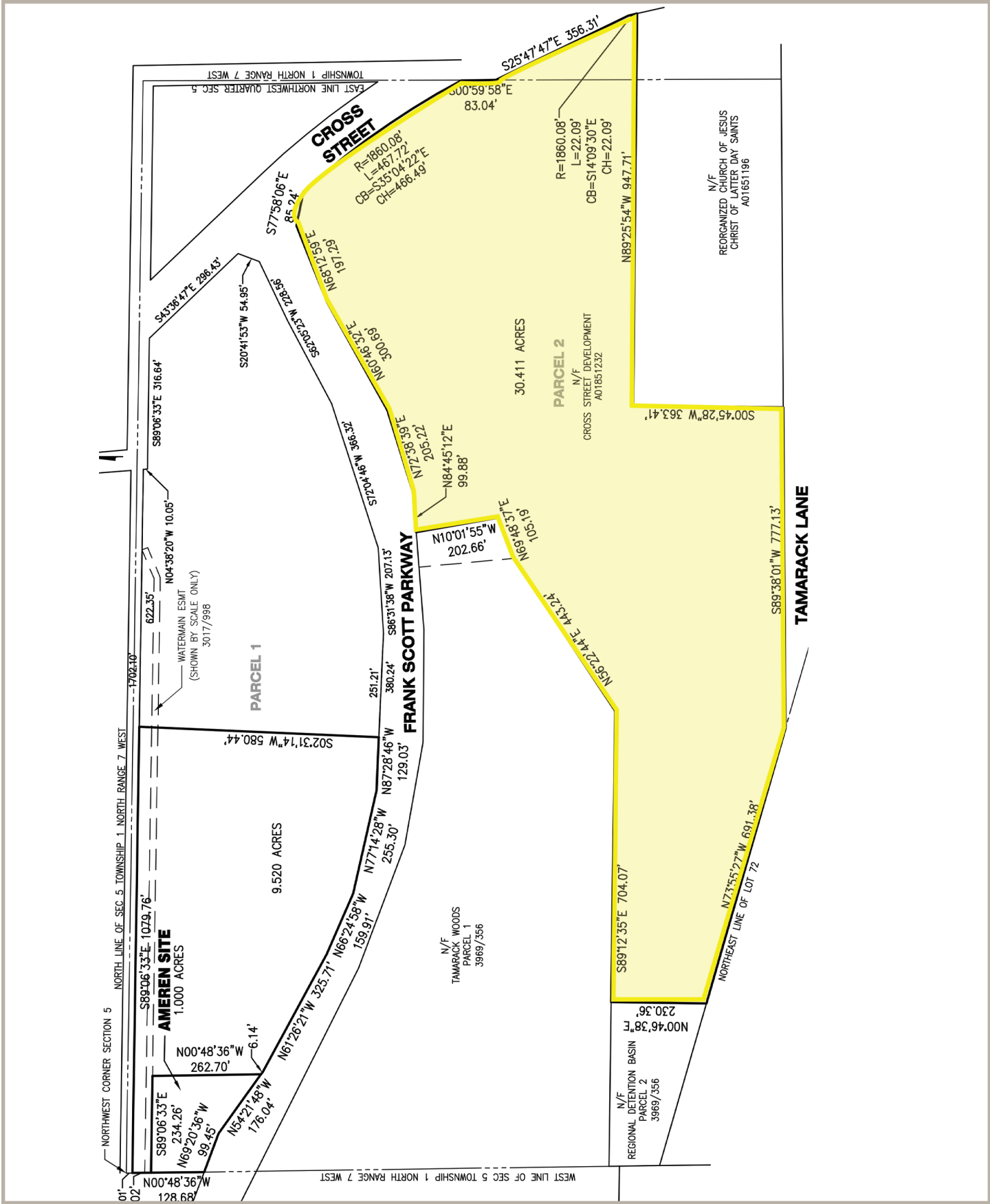


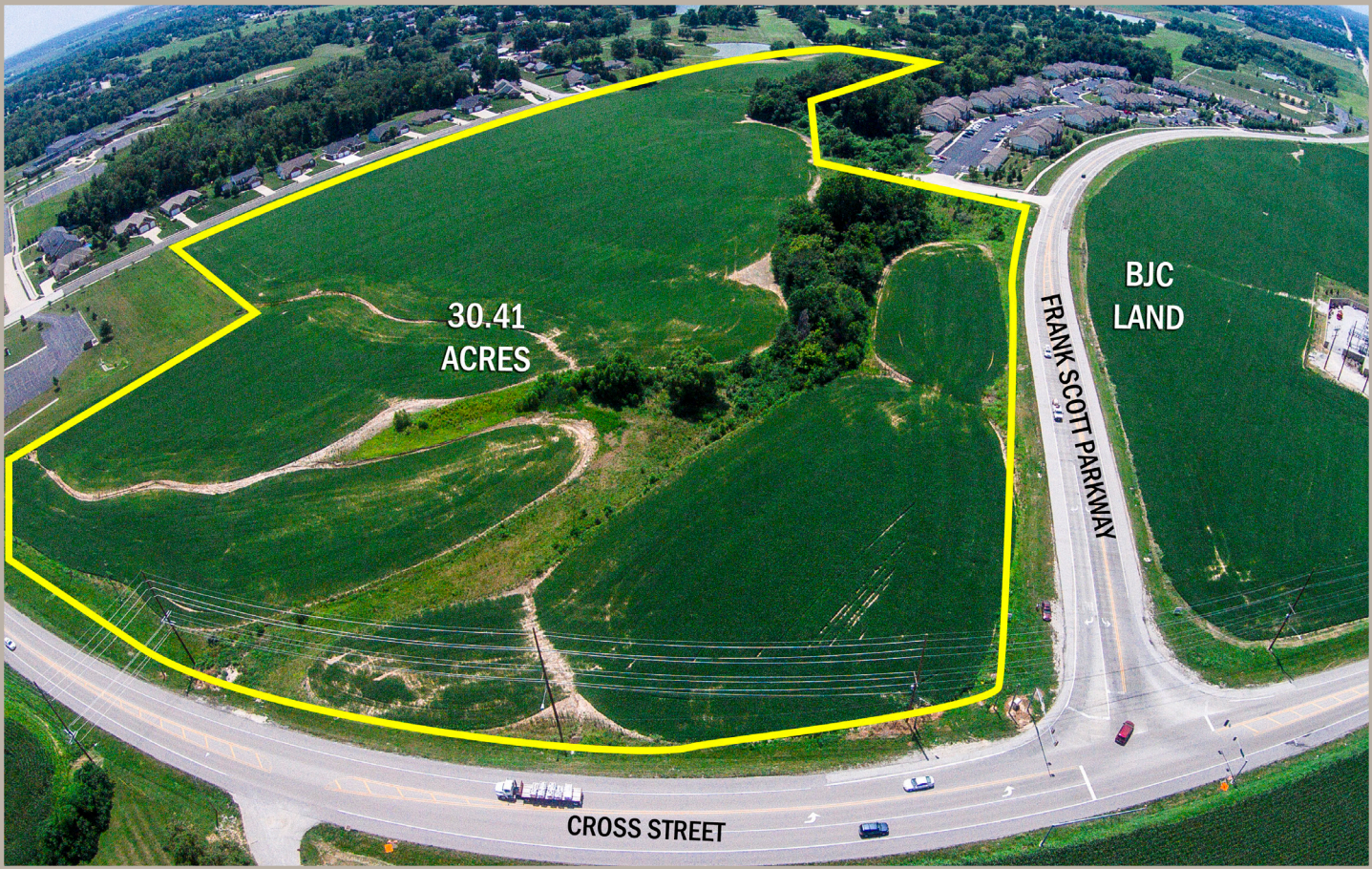
FOR SALE
CROSS STREET & FRANK SCOTT PARKWAY
Shiloh, Illinois 62269

PACE
P R O P E R T I E S



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LAND AVAILABLE: 30.41 ACRES
SALE PRICE: \$3,300,000

2018 DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	POPULATION	5,071	34,809	81,975
	EMPLOYEES	1,388	16,572	38,957
	MEDIAN HH INCOME	\$101,455	\$81,173	\$79,120

CONTACT US FOR MORE INFORMATION

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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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.



ABOUT SHILOH:

The Village of Shiloh is a community of 13,000 residents approximately 20 miles east of St. Louis, MO. The Village is home to Yorktown Golf Course, a par 3, 18-hole, lighted course and Tamarack Golf Club, a 100 year old 18-hole, championship course. Memorial Hospital East, a new 94-bed full service, state of the art, hospital with 700 employees opened in April, 2016. Immediately east of the Village is Scott Air Force Base, which is home to as many as 13,000 military and civilian employees. The Village has a diversity of housing, a very strong educational system, significant recreational open space for all ages, and a solid infrastructure system. The Village's location and easy access to local amenities and downtown St. Louis, make it the "place to be".

PROPERTY DETAILS:

- Location in a high growth area
- Regional trade area
- Two new hospitals currently under construction nearby
- Growing retail market
- Signalized intersection
- Mixed-use potential

AREA RETAILERS INCLUDE:

