

LAND FOR SALE

# 4 Vieux Carre Drive

4 VIEUX CARRE DR, EAST SAINT LOUIS, IL 62203



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*Presented By:*

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& associates



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Sale Price:    | \$1,750,000      |
| Lot Size:      | 4.39 Acres       |
| Zoning:        | C-1              |
| Municipality:  | East St. Louis   |
| Submarket:     | St. Clair County |
| Traffic Count: | 9,850            |
| Price / SF:    | \$9.15           |

### PROPERTY OVERVIEW

Redevelopment opportunity located in East St. Louis, Illinois. Situated at the signalized intersection of IL Route 157 and Vieux Carre Drive just 1.5 mile south of I-64. Formerly a Save-A-Lot grocery store anchored strip center, this location offers excellent visibility and signage opportunities as well as access. The property includes a 20,115 square foot retail building as well as a separate 6,941 square foot building.

### LOCATION OVERVIEW

The subject is located within the city limits of East St. Louis within St. Clair County, Illinois, which is located within the St. Louis MO IL Metropolitan Statistical Area (MSA). The subject is located in the eastern portion of East St. Louis in St. Clair County, Illinois, in an area known as Loisel Village.

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## PROPERTY DETAILS

### SALE PRICE

**\$1,750,000**

#### LOCATION INFORMATION

|                     |                                                                          |
|---------------------|--------------------------------------------------------------------------|
| Building Name       | 4 Vieux Carre                                                            |
| Street Address      | 4 Vieux Carre Dr                                                         |
| City, State, Zip    | East Saint Louis, IL 62203                                               |
| County/Township     | St Clair                                                                 |
| Municipality        | East St. Louis                                                           |
| Submarket           | St. Clair County                                                         |
| Cross Streets       | Vieux Carre & IL Route 157                                               |
| Signal Intersection | Yes                                                                      |
| Nearest Highway     | I-64, I-255                                                              |
| Nearest Airport     | Lambert St. Louis International Airport,<br>MidAmerica St. Louis Airport |

#### LAND

|                |                                    |
|----------------|------------------------------------|
| Number Of Lots | 1                                  |
| Irrigation     | Yes                                |
| Water          | Yes                                |
| Telephone      | Yes                                |
| Cable          | Yes                                |
| Sewer          | Yes                                |
| Topography     | Slightly sloping from east to west |

#### PROPERTY DETAILS

|                        |                 |
|------------------------|-----------------|
| Property Type          | Land            |
| Property Subtype       | Retail          |
| Zoning                 | C-1             |
| Lot Size               | 4.39 Acres      |
| APN#                   | 02-26.0-210-050 |
| Lot Frontage           | 348'            |
| Lot Depth              | 380'            |
| Corner Property        | yes             |
| Traffic Count          | 9,850 VPD       |
| Traffic Count Street   | IL Route 157    |
| Traffic Count Frontage | 348'            |

#### PARKING & TRANSPORTATION

|                |     |
|----------------|-----|
| Street Parking | No  |
| Rail Access    | N/A |

#### OPERATING EXPENSES

|            |             |
|------------|-------------|
| 2022 Taxes | \$20,525.98 |
|------------|-------------|

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## ADDITIONAL PHOTOS



**Jeffery Eisenberg**

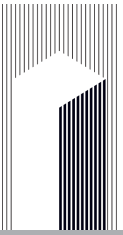
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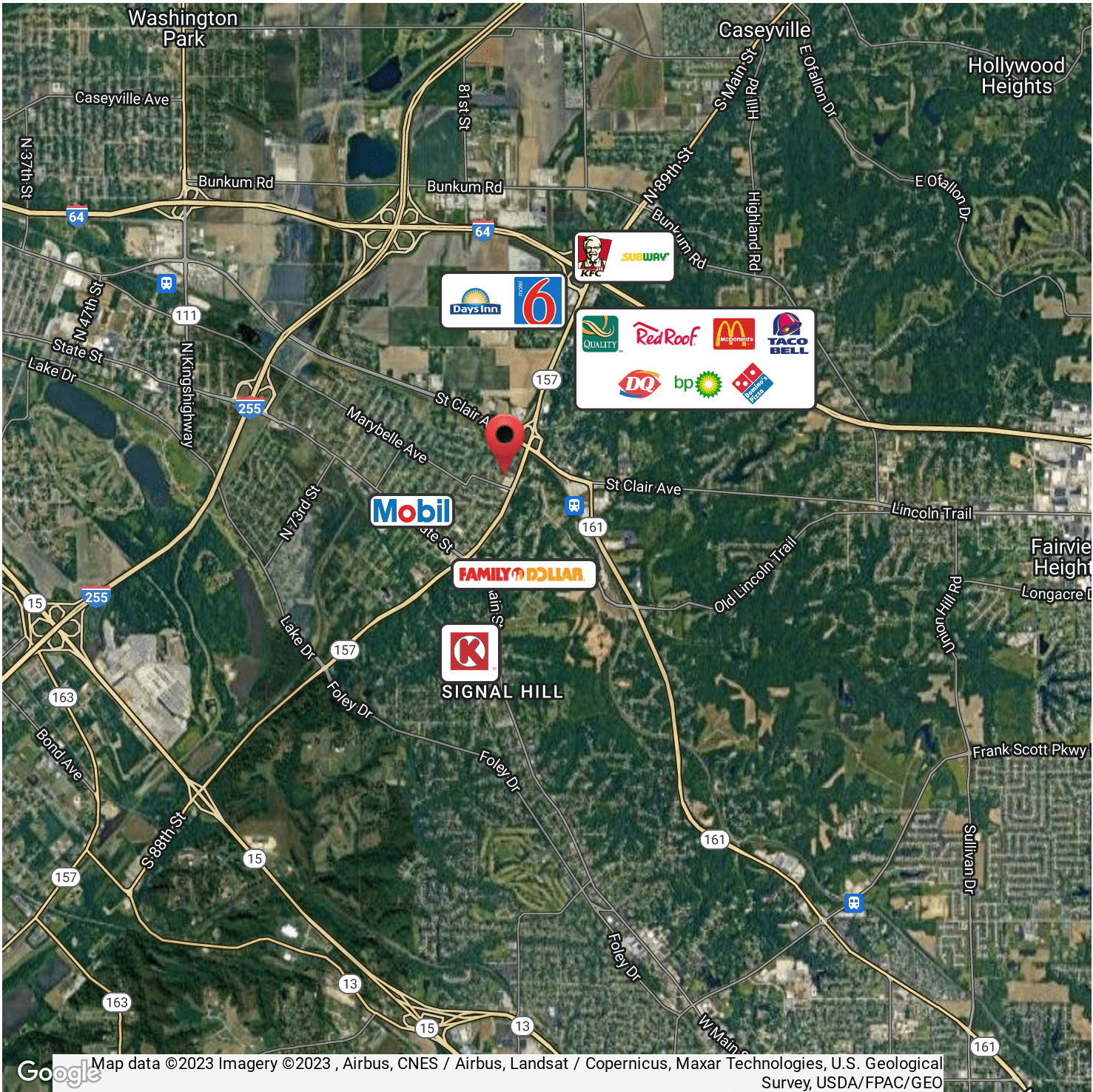
## A detailed map of the St. Louis metropolitan area and surrounding regions. The Mississippi River flows through the center, separating the city from the west side. Major highways are shown as yellow/orange lines with their respective shields (Interstates 70, 55, 64, 270, 255; State Routes 94, 67, 100, 140, 143, 40, 4, 160, 161, 158, 159, 156, 13). Numerous cities and towns are labeled, including Alton, East Alton, Wood-River, Roxana, Edwardsville, Glen Carbon, Maryville, Troy, St. Jacob, Highland, Granite City, Madison, Collinsville, Fairview Heights, O'Fallon, Lebanon, Trenton, Avondale, Shiloh, Scott AFB, New Baden, Altamont, Damiansville, Mascoutah, Freeburg, Smithton, Venedy, St. Libory, Lively, Hecker, New Athens, Waterloo, Valmeyer, Burksville, Pevely, Barnhart, Imperial, Arnold, Mehlville, Fenton, Sunset Hills, Kirkwood, Des Peres, Brentwood, Clayton, Creve Coeur, Maryland Heights, Bridgeton, Florissant, Bethalto, Holiday Shores, Worden, Hamel, Alhambra, Grantfork, Marine, and St. Louis itself. A prominent red location pin is placed in the eastern part of the city, near the intersection of I-255 and I-64. The Google logo is visible in the bottom left corner, and "Map data ©2024 Google" is in the bottom right corner.

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# RETAILER MAP

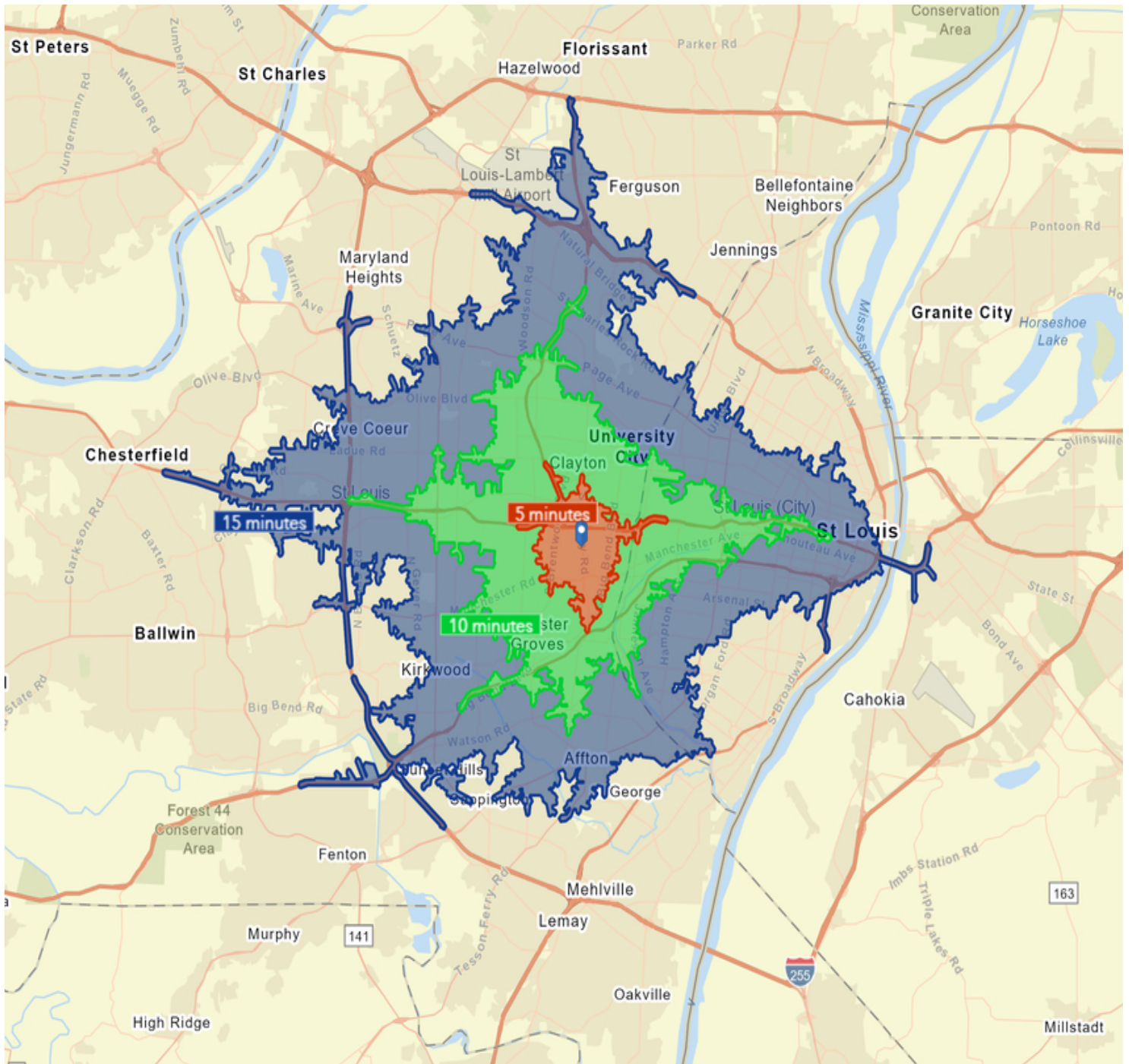


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RETAIL PROPERTY FOR LEASE/SALE  
4 VIEUX CARRE DR, EAST SAINT LOUIS, IL 62203

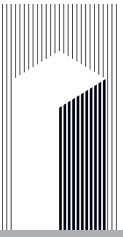
## STRAASNER DRIVE TIME MAP - 5, 10, 15 MINUTES



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## DEMOGRAPHIC OVERVIEW - 3 MILES



### Key Facts

4 Vieux Carre Dr, East Saint Louis, Illinois, 62203  
Ring of 3 miles

#### KEY FACTS

23,199

Population



2.4

Average  
Household Size

42.8

Median Age

\$58,902

Median Household  
Income

#### EDUCATION

8%

No High School  
Diploma



33%

High School  
Graduate



34%

Some College



25%

Bachelor's/Grad/Pr  
of Degree

#### BUSINESS



542

Total Businesses



6,360

Total Employees

#### EMPLOYMENT



White Collar



Blue Collar



Services

54.3%

28.2%

17.5%

8.7%

Unemployment  
Rate

#### INCOME



\$58,902

Median Household  
Income



\$32,737

Per Capita Income



\$155,098

Median Net Worth

#### 2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (18.8%)

The smallest group: \$200,000+ (3.6%)

| Indicator ▲           | Value | Diff  |  |
|-----------------------|-------|-------|--|
| <\$15,000             | 10.1% | +1.5% |  |
| \$15,000 - \$24,999   | 10.8% | +2.6% |  |
| \$25,000 - \$34,999   | 6.6%  | -0.9% |  |
| \$35,000 - \$49,999   | 14.2% | +1.0% |  |
| \$50,000 - \$74,999   | 18.4% | +1.8% |  |
| \$75,000 - \$99,999   | 12.0% | -1.1% |  |
| \$100,000 - \$149,999 | 18.8% | +0.2% |  |
| \$150,000 - \$199,999 | 5.5%  | -2.2% |  |
| \$200,000+            | 3.6%  | -2.9% |  |

Bars show deviation from 17163 (St. Clair County)

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.

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