

For Information, Please Contact:

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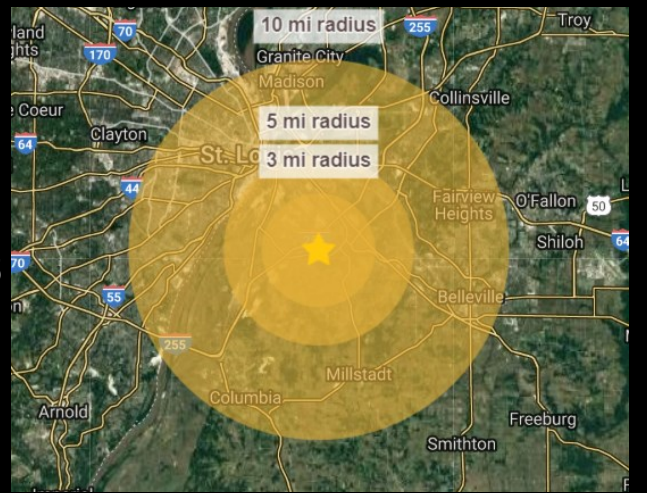
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AREA DEMOGRAPHICS

	3 mi	5 mi	10 mi
Population	18,839	59,968	448,673
Median HH Income	\$24,372	\$38,746	\$50,321
Daytime Employment	7,408	22,734	310,905

AVERAGE DAILY TRAFFIC

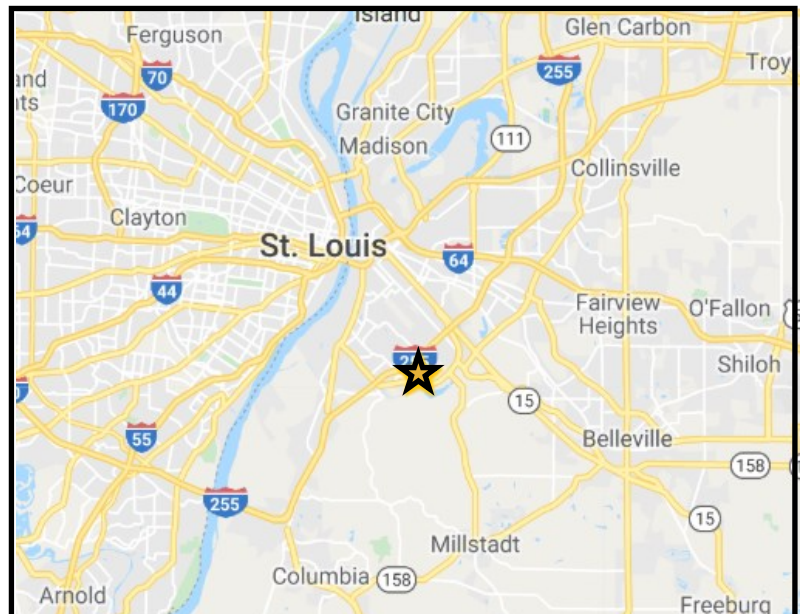
MOUSETTE LN	2,384 VPD
INTERSTATE 55	47,089 VPD



Cahokia is a village in St. Clair County, Illinois located east of the Mississippi river in the Greater St. Louis metropolitan area. This new development opportunity is located where farming and industrial meet on the East side of St. Louis, Missouri. With two exits from two major arteries, Illinois Route 157 and Interstate 255, there is easy access to this site and the location provides great visibility from highways. There are 4,000 cars that route Mousette Lane and the road serves as a cut through for employees entering into the industrial park and the St. Louis Downtown Airport facility. Surrounding tenants include Walmart, Schnucks, American Freight Furniture-Mattress and AutoZone.

PROPERTY HIGHLIGHTS

- Located where farming and industrial meet
- 0.76–52.92 acres available—will divide
- Located near two major arteries, Illinois Route 157 and Interstate 255
- Easy access
- Unobstructed visibility from highways



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