

## 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

5,359 | 28,689 | 51,683



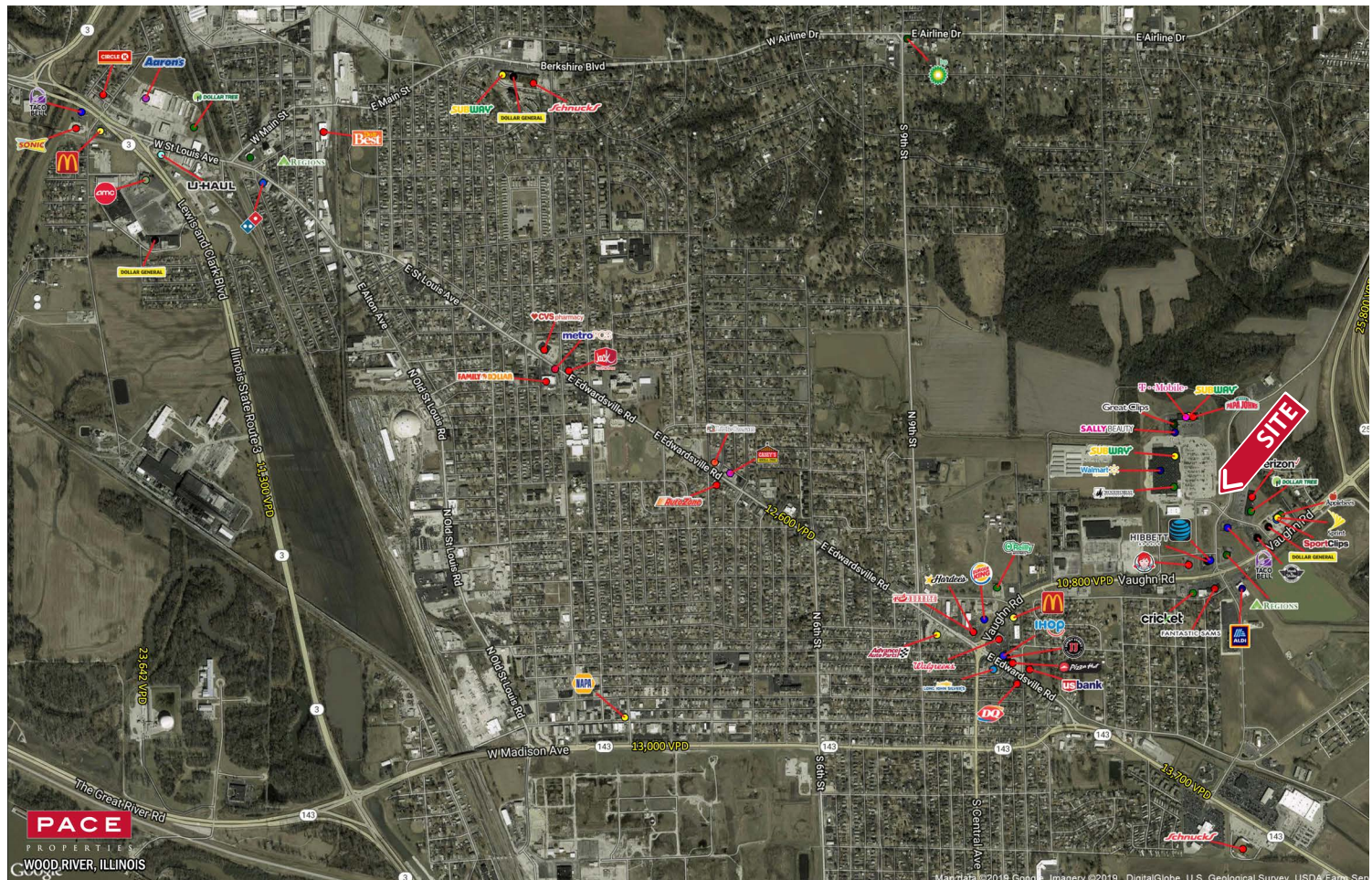
### Daytime Population

3,104 | 18,391 | 31,686



### Median Household Income

\$66,579 | \$61,246 | \$58,294



# OUTLOT AVAILABLE FOR GROUND LEASE

610 Wesley Drive | Wood River, Illinois 62095

0.82 +/- Acres | Call for Details

## PROPERTY DETAILS

Prominent outlot at the main entrance to Walmart Supercenter  
Excellent visibility and convenient access  
Graded pad-ready site  
Vaughn Road - 11,000 VPD

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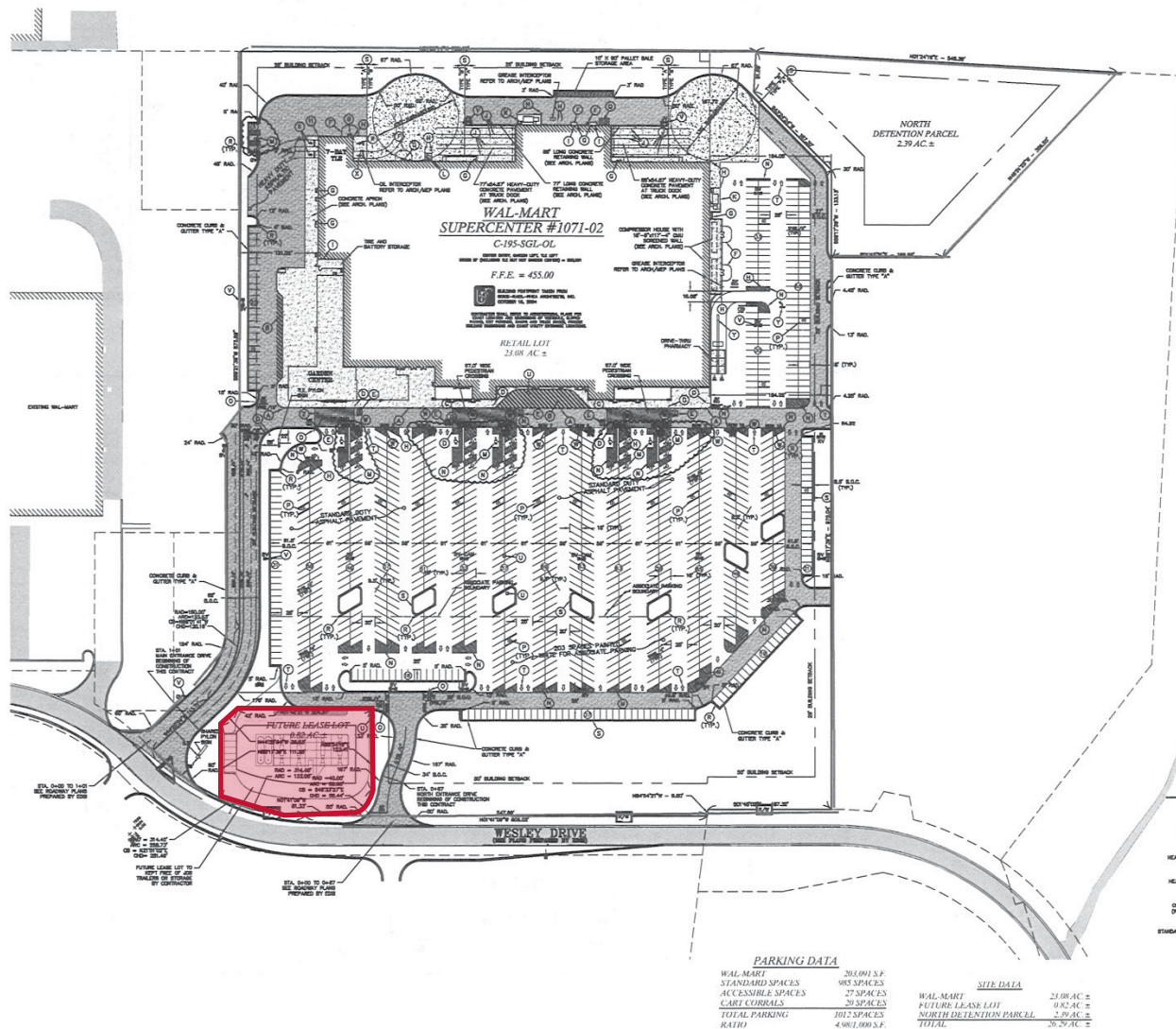


# Zoomed Aerial





# Site Plan



SEPTEMBER, 2006

SITE PLAN NOTES

- [illegible]

PAINT STRIPING LEGEND

SWH/1/8" - SINGLE WHITE SOLID LINE / 1/8" WIDE  
SWH/1/4" - SINGLE WHITE INTERMITTENT LINE / 1/4" WIDE  
SYH/1/8" - SINGLE YELLOW SOLID LINE / 1/8" WIDE  
SYH/1/4" - DOUBLE YELLOW SOLID LINE / 1/4" WIDE EACH  
SWH/1/2" - SINGLE WHITE SOLID LINE / 1/2" WIDE

### SITE LEGEND

- [illegible]

**LEGEND**

- |   |                                |  |
|---|--------------------------------|--|
|   | NEW 3/4" CURB<br>AND<br>GUTTER |  |
| EXISTING ASPHALTIC PAVEMENT                         |                                |  |
| HEAVY DUTY ASPHALTIC PAVEMENT                       |                                |  |
| HEAVY DUTY CONCRETE PAVEMENT                        |                                |  |
| CONCRETE PAVEMENT<br>(PRIOR TO ARCHITECTURAL PLANS) |                                |  |
| TWO-WAY DUTY ASPHALTIC PAVEMENT                     |                                |  |
| PROPERTY LINES                                      |                                |  |
| RIGHT OF WAY  |                                |  |
| EXISTING PROPERTY LINES                             |                                |  |
| BUILDING SETBACK LINE                               |                                |  |
| CURT CURB   |                                |  |
| PARKING SPACES                                      |                                |  |

### PARKING DATA

WAL-MART	203,091 S.F.
STANDARD SPACES	985 SPACES
ACCESSIBLE SPACES	27 SPACES
CART CORRALS	20 SPACES
TOTAL PARKING	1012 SPACES
RATIO	4,980/1,000 S.F.

#### SITE DATA

WAL-MART	23.08 AC
FUTURE LEASE LOT	0.82 AC
NORTH DETENTION PARCEL	2.39 AC
<b>TOTAL</b>	<b>26.29 AC</b>

FOR BIDDING  
PURPOSES ONLY