




# OUTLOTS AVAILABLE FOR GROUND LEASE

Highway 67 & Airport Road | Godfrey, Illinois 62053  
1.03 - 5.82 Acres | Call for Details

**2024 DEMOGRAPHICS**  
5 Mile | 10 Miles | 15 Miles

  
**Population**  
34,170 | 91,866 | 279,486

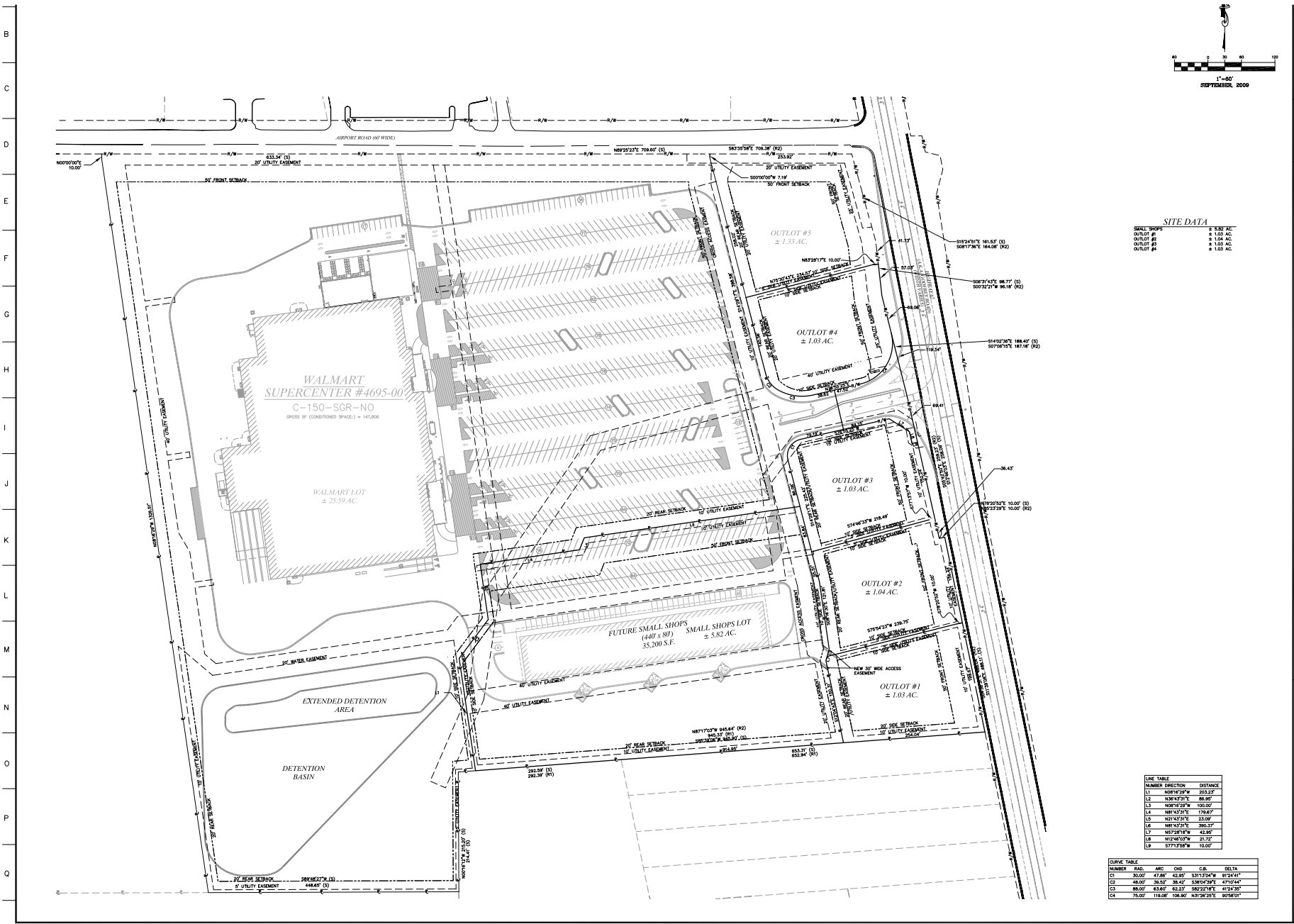
  
**Daytime Population**  
24,597 | 59,000 | 165,215

  
**Median Household Income**  
\$68,977 | \$68,630 | \$70,083

**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) - 13,400 VPD

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# Site Plan



**SITE DATA**

SMALL SHOPS	1.03 AC.
OUTLOT #5	1.33 AC.
OUTLOT #4	1.04 AC.
OUTLOT #3	1.03 AC.
OUTLOT #2	1.03 AC.
OUTLOT #1	1.03 AC.

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N08°42'31"W	253.22'
L2	N38°42'31"W	86.89'
L3	S08°12'31"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°20'18"W	42.89'
L8	N12°42'31"W	21.72'
L9	S77°32'30"W	10.00'

**CURVE TABLE**

NUMBER	RAD.	ARC	CHD	C.B.	DELTA
C1	30.00'	47.68'	42.86'	S71°04'18"	87°24'41"
C2	48.00'	58.52'	58.42'	S38°04'39"	87°02'44"
C3	88.00'	63.87'	62.33'	S82°22'19"	81°24'30"
C4	76.00'	116.06'	106.80'	N37°32'25"	80°28'01"