



## 2021 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

4,885 | 37,637 | 85,161



### Employees

1,752 | 14,416 | 33,329



### Median Household Income

\$84,783 | \$80,896 | \$82,072

# LAND FOR SALE

Cross Street & Frank Scott Parkway | Shiloh, Illinois 62269

30.41 Acres | \$3,300,000

## PROPERTY DETAILS

- Located in high growth area
- Two newer hospitals, Siteman Cancer Center, & The Rehabilitation Institute of Southern Illinois
- Across from Shiloh Farms – new 300+ unit apartment development
- Signalized intersection
- Mixed-use potential nearby

**Ryan Geringer**

314.785.7642

rgeringer@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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.

# Trade Area Aerial



**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".

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.

# Site Plan

