



1.04 Acres
CALL FOR PRICE

CAHOKIA, IL

MISSISSIPPI AVENUE
CAHOKIA, IL 62206



Westmore Group, Inc.

15455 Conway Road, Suite 205

Chesterfield, MO 63017

Office: 636-534-5900

westmoregroup.com

David Elkan

Broker

Phone: 636-534-5900

info@westmoregroup.com

License #: 2006016265

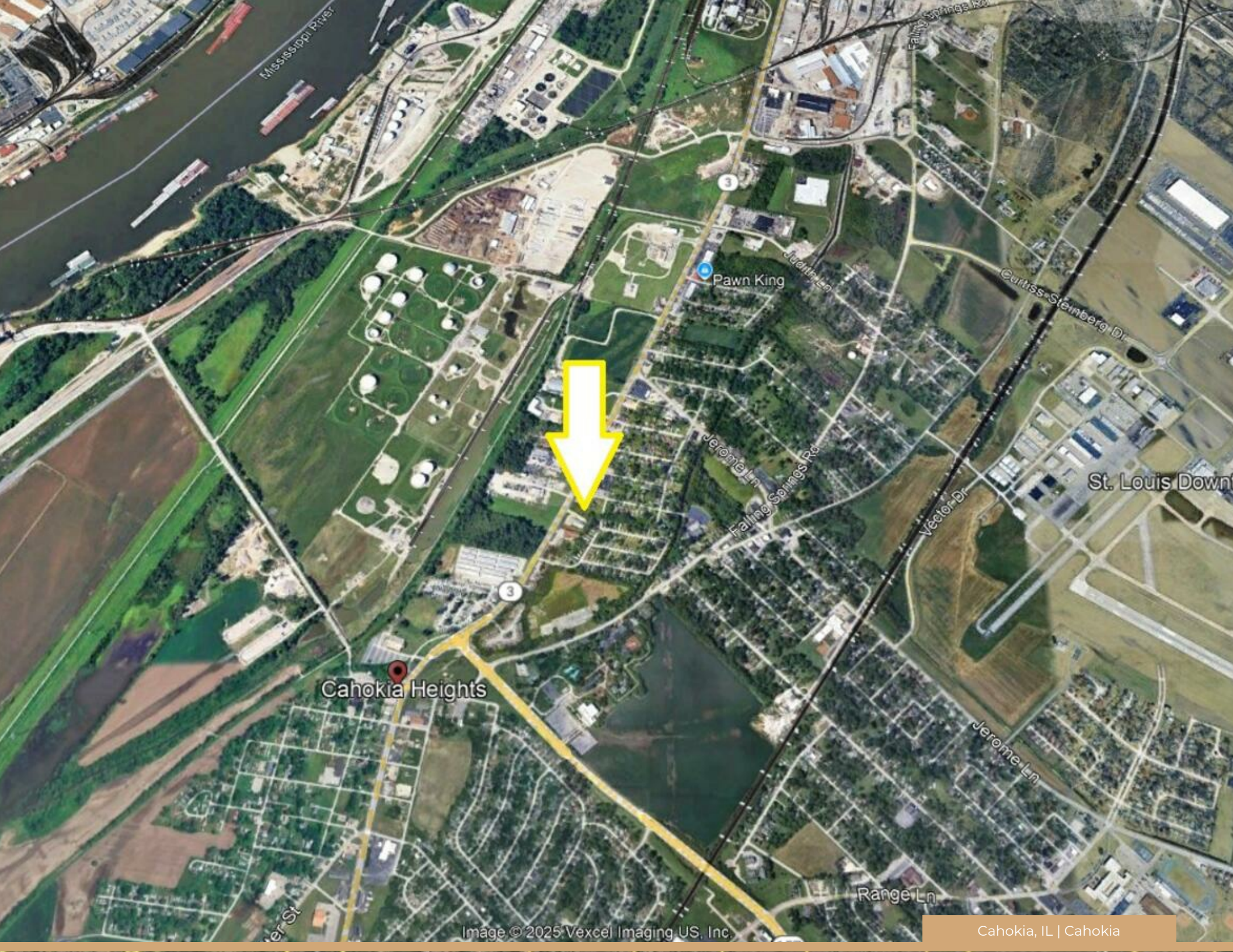
Daniel Elkan

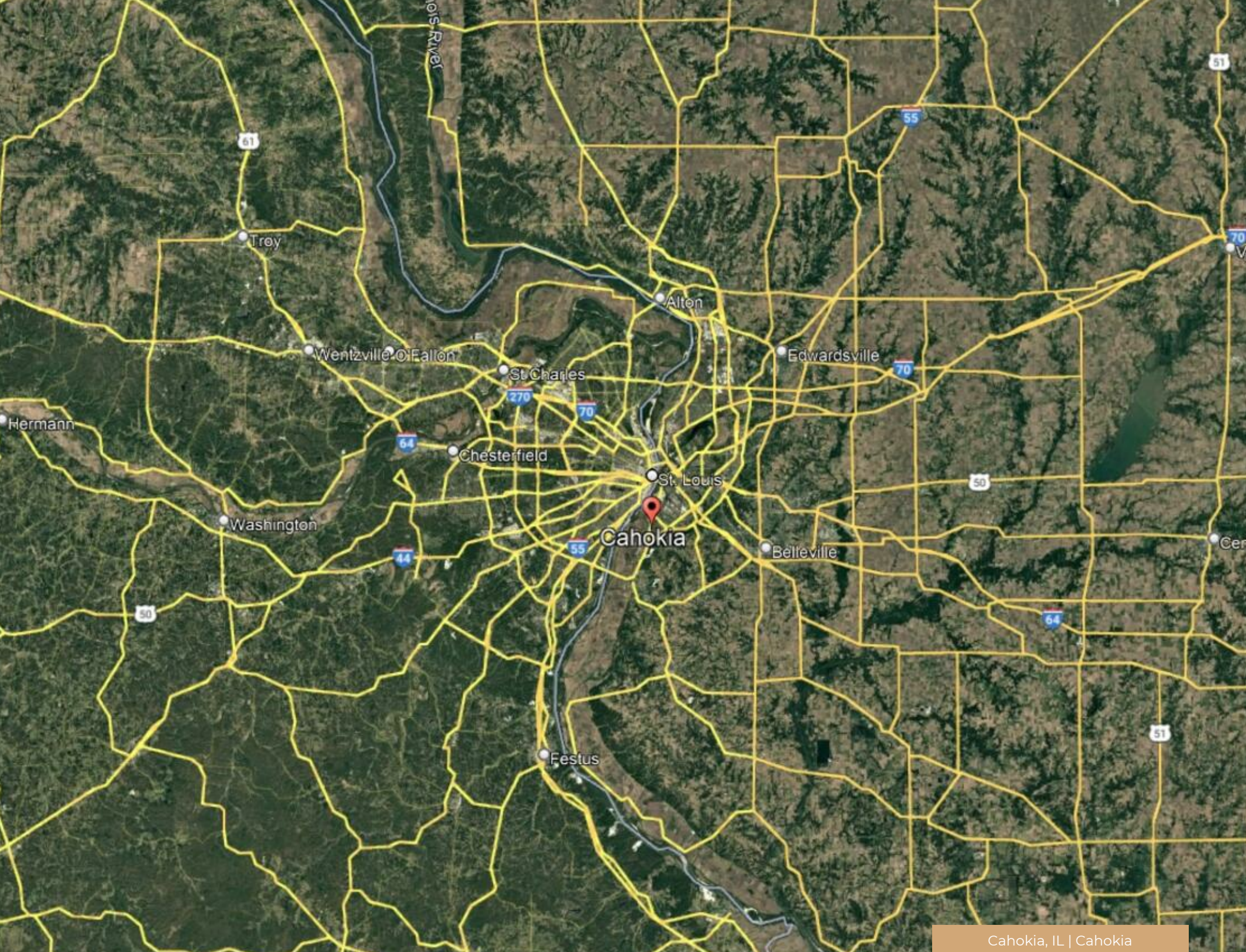
Broker

Direct: 636-534-5900

daniel@westmoregroup.com

License #: 471012536

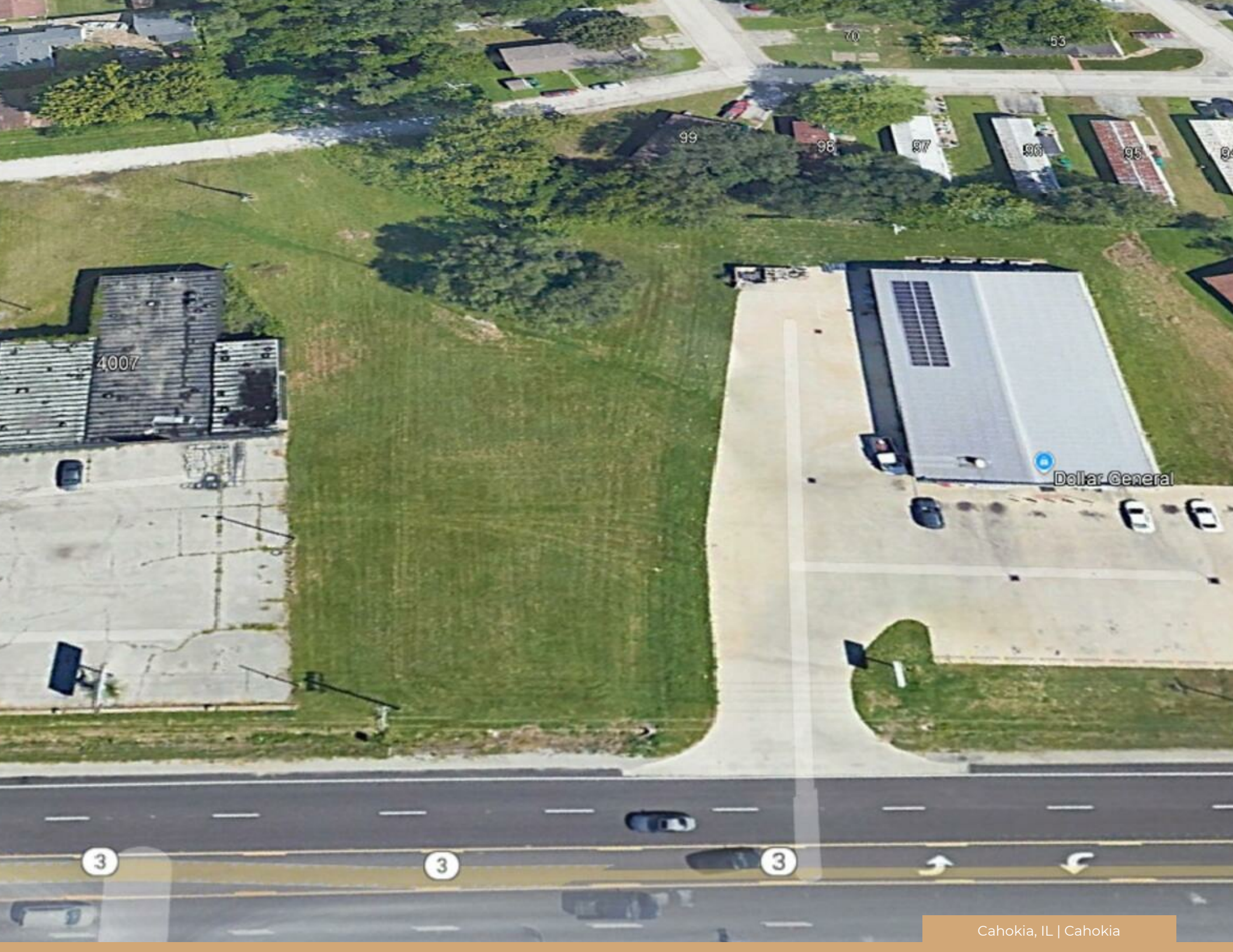




INVESTMENT HIGHLIGHTS

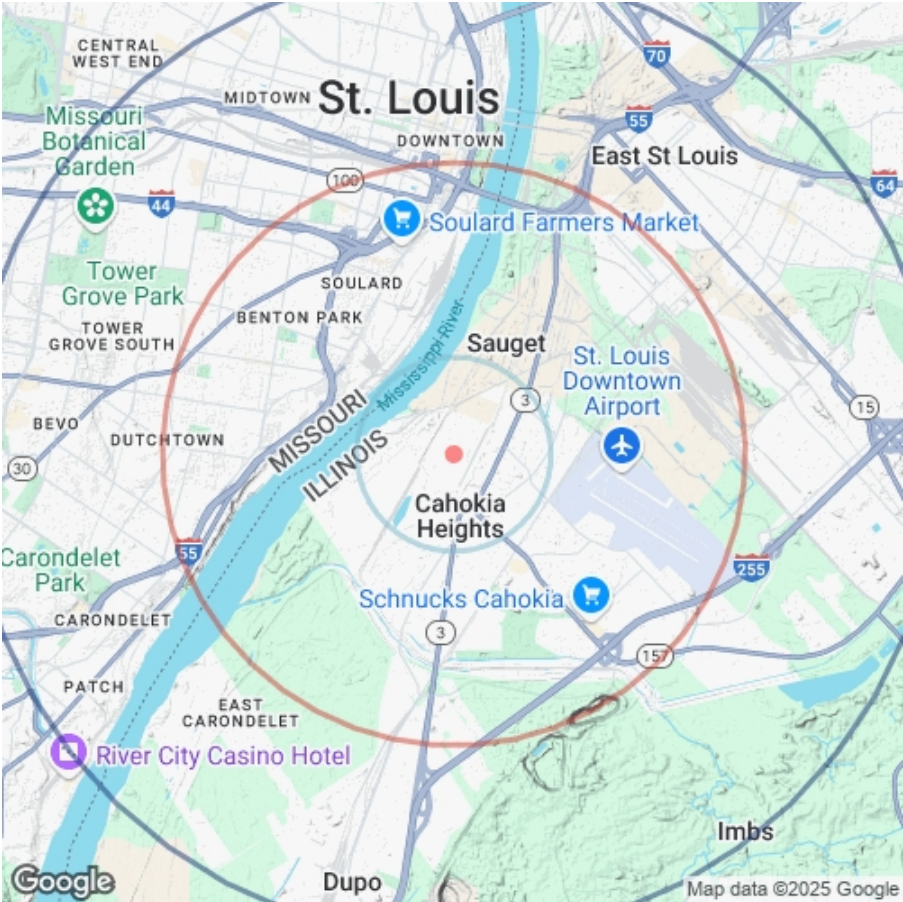
- In 1965 Cahokia Mounds was designated a National Historic Landmark and placed on the National Register of Historic Places and in 1966 and in December 1982 was designated a World Heritage Site by UNESCO. Cahokia Mounds preserves 70 of the original 120 earthen mounds built by pre-historic Native Americans.





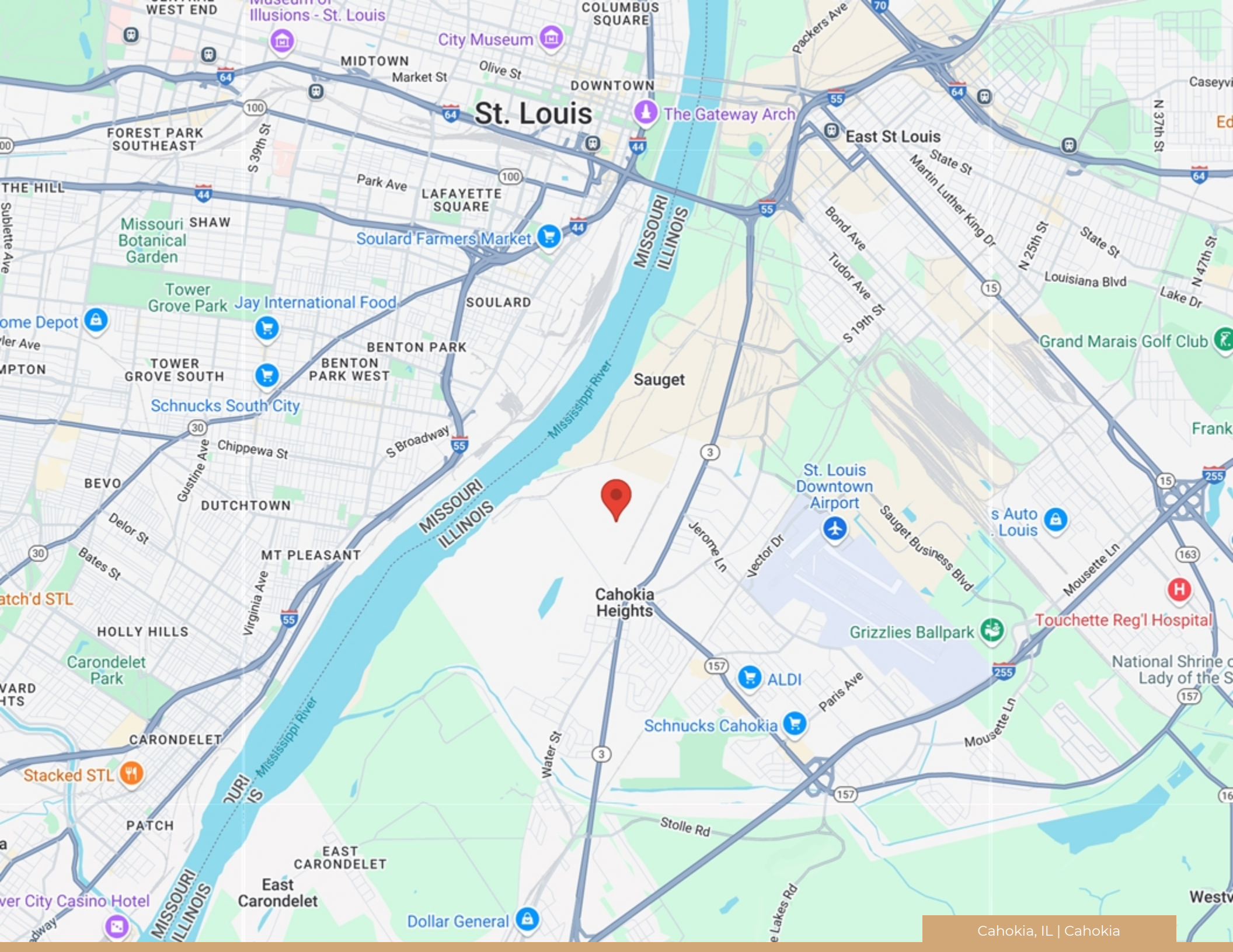
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,967	69,218	212,118
2010 Population	2,702	63,742	202,522
2024 Population	1,994	56,852	188,068
2029 Population	1,900	54,941	183,619
2024-2029 Growth Rate	-0.96 %	-0.68 %	-0.48 %
2024 Daytime Population	1,823	74,887	265,004



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	179	3,985	13,869
\$15000-24999	191	2,712	8,019
\$25000-34999	47	2,597	8,616
\$35000-49999	107	3,483	11,790
\$50000-74999	90	4,076	14,243
\$75000-99999	88	2,586	8,897
\$100000-149999	74	3,338	12,459
\$150000-199999	41	1,254	5,253
\$200000 or greater	13	1,512	5,155
Median HH Income	\$ 34,476	\$ 49,968	\$ 52,306
Average HH Income	\$ 54,934	\$ 76,404	\$ 78,921

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,093	26,760	85,557
2010 Total Households	990	26,028	85,735
2024 Total Households	831	25,544	88,301
2029 Total Households	819	25,426	89,051
2024 Average Household Size	2.4	2.19	2.04
2024 Owner Occupied Housing	379	9,706	33,816
2029 Owner Occupied Housing	401	9,827	34,184
2024 Renter Occupied Housing	452	15,838	54,485
2029 Renter Occupied Housing	419	15,599	54,867
2024 Vacant Housing	313	6,036	16,656
2024 Total Housing	1,144	31,580	104,957



ABOUT CAHOKIA

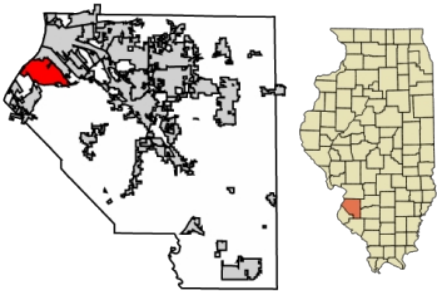
Cahokia is a settlement and former village in St. Clair County, Illinois, United States, founded as a colonial French mission in 1689. Located on the east side of the Mississippi River in the Greater St.



CITY OF CAHOKIA

COUNTY ST. CLAIR

AREA		POPULATION	
CITY	10.3 SQ MI	POPULATION	12,096
LAND	9.7 SQ MI	DENSITY	1,423.15 SQ MI
WATER	0.6 SQ MI		



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from WESTMORE GROUP, INC. and it should not be made available to any other person or entity without the written consent of WESTMORE GROUP, INC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to WESTMORE GROUP, INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. WESTMORE GROUP, INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, WESTMORE GROUP, INC. has not verified, and will not verify, any of the information contained herein, nor has WESTMORE GROUP, INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE WESTMORE GROUP, INC. ADVISOR FOR MORE DETAILS.**

CAHOKIA, IL

MISSISSIPPI AVENUE
CAHOKIA, IL 62206



Westmore Group, Inc.

15455 Conway Road, Suite 205
Chesterfield, MO 63017
Office: 636-534-5900
westmoregroup.com

David Elkan

Broker
Phone: 636-534-5900
info@westmoregroup.com
License #: 2006016265

Daniel Elkan

Broker
Direct: 636-534-5900
daniel@westmoregroup.com
License #: 471012536