

5.58 Acres
CALL FOR PRICE

SOUTH ROXANA, IL

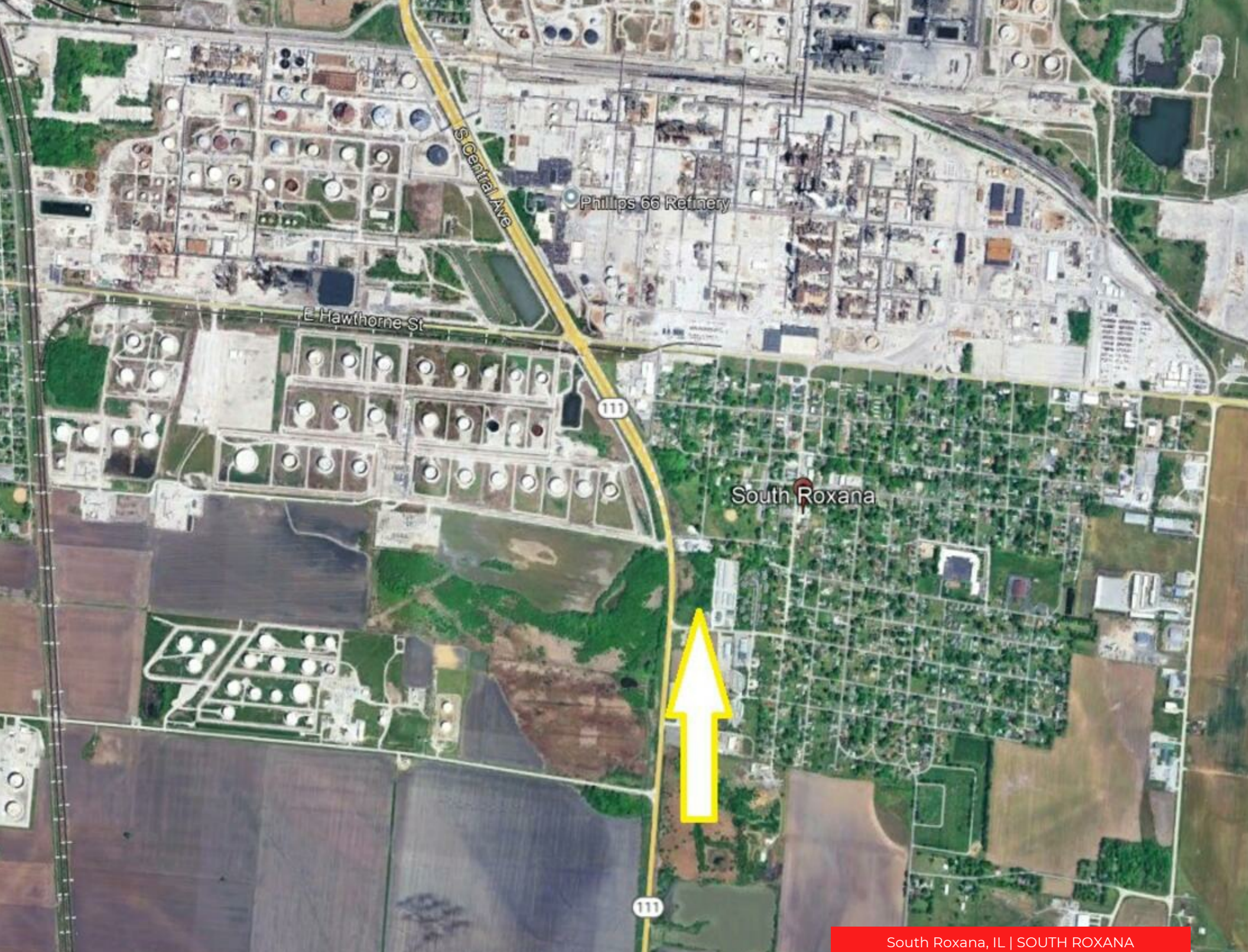
STATE ROUTE 111
SOUTH ROXANA, IL 62087

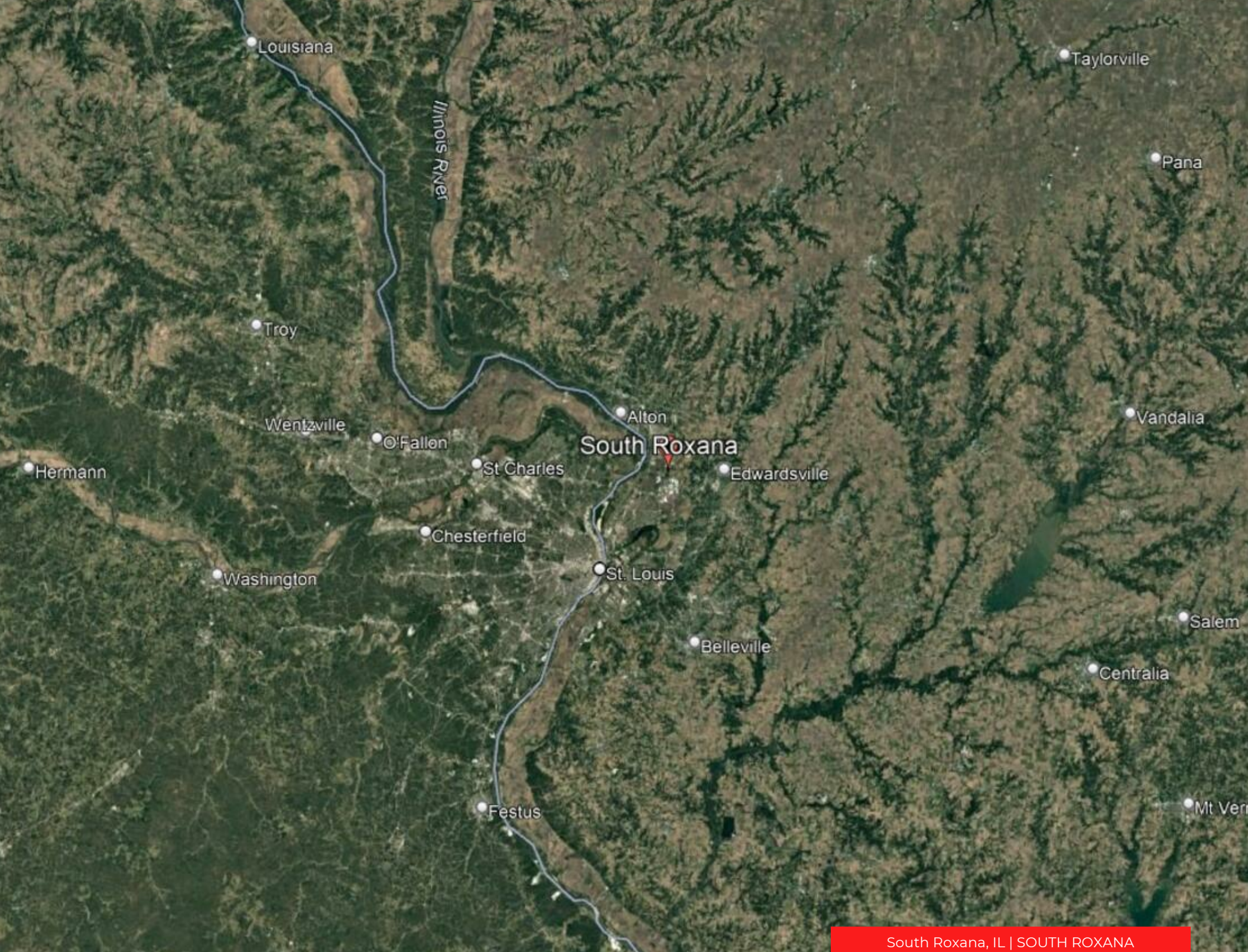


Westmore Group, Inc.
15455 Conway Road, Suite 205
Chesterfield, MO 63017
Office: 636-534-5900
westmoregroup.com

David Elkan
Broker
Mobile: 636-534-5900
info@westmoregroup.com
License #: 2006016265

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





LOCATION HIGHLIGHTS

- South Roxana, incorporated in March 1967, is a village in Madison County, Illinois, United States. The population was 1,891 at the 2020 census.
- Illinois Route 111 runs along the western edge of South Roxana, leading north 2 miles to Wood River and south 6 miles to Pontoon Beach. Downtown St. Louis is 20 miles to the south-southwest. Illinois Route 255, a four-lane expressway, passes just east of the village limits, with access from Exits 3 and 5. Route 255 leads south 4 miles to Interstates 255 and 270 and north 6 miles to Bethalto.



3 MILE RADIUS



POPULATION
11,292



DAYTIME POPULATION
11,974

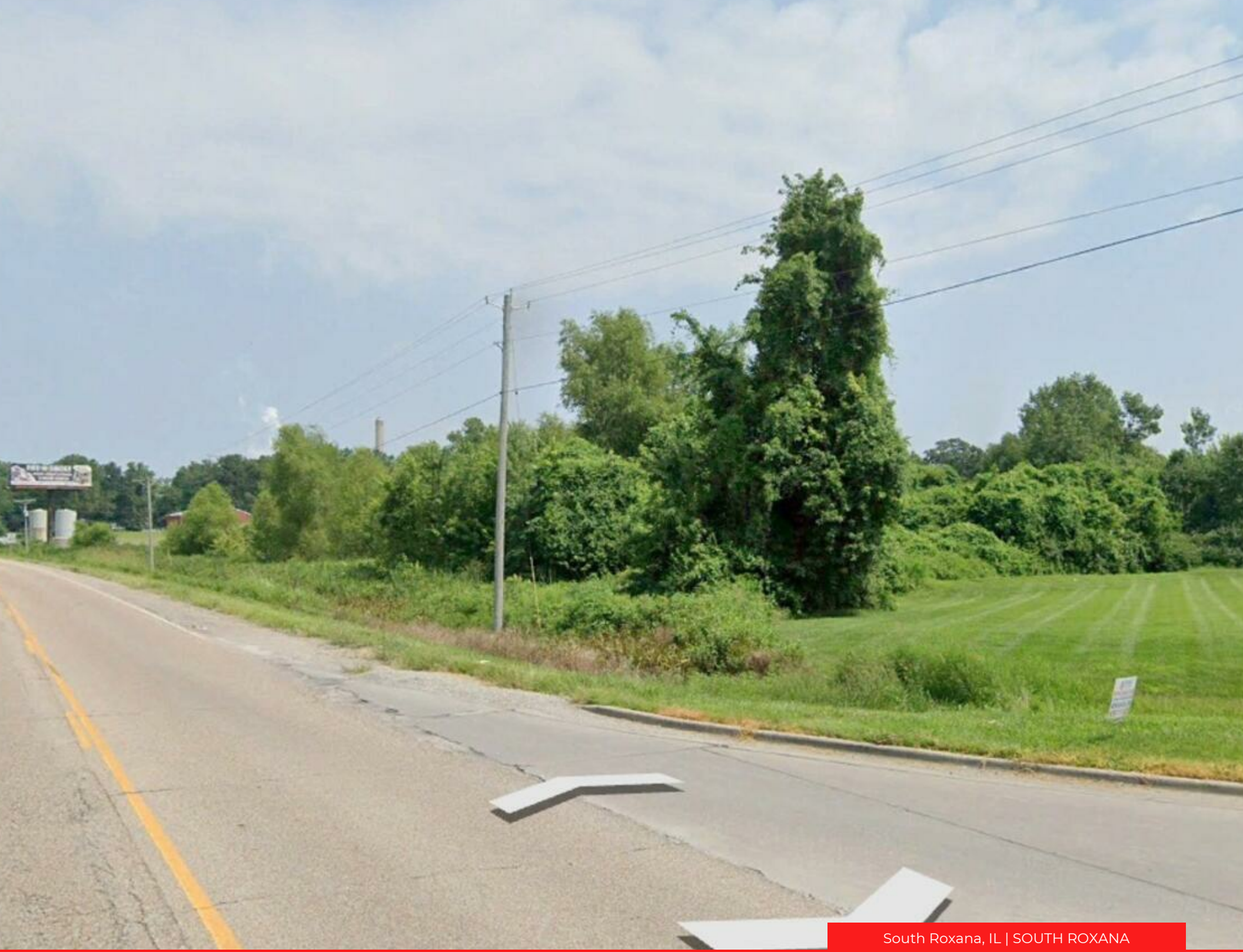


HOUSEHOLDS
4,791



AVG. HOUSEHOLD INCOME
\$ 78,144

South Roxana, IL | SOUTH ROXANA

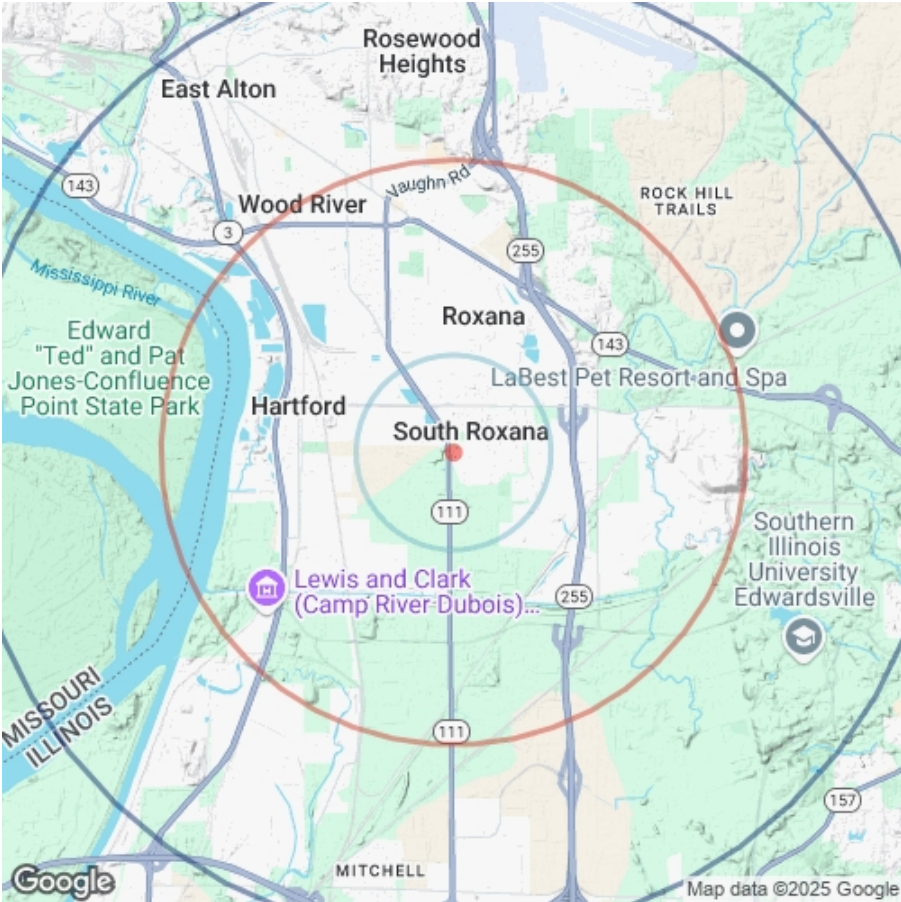


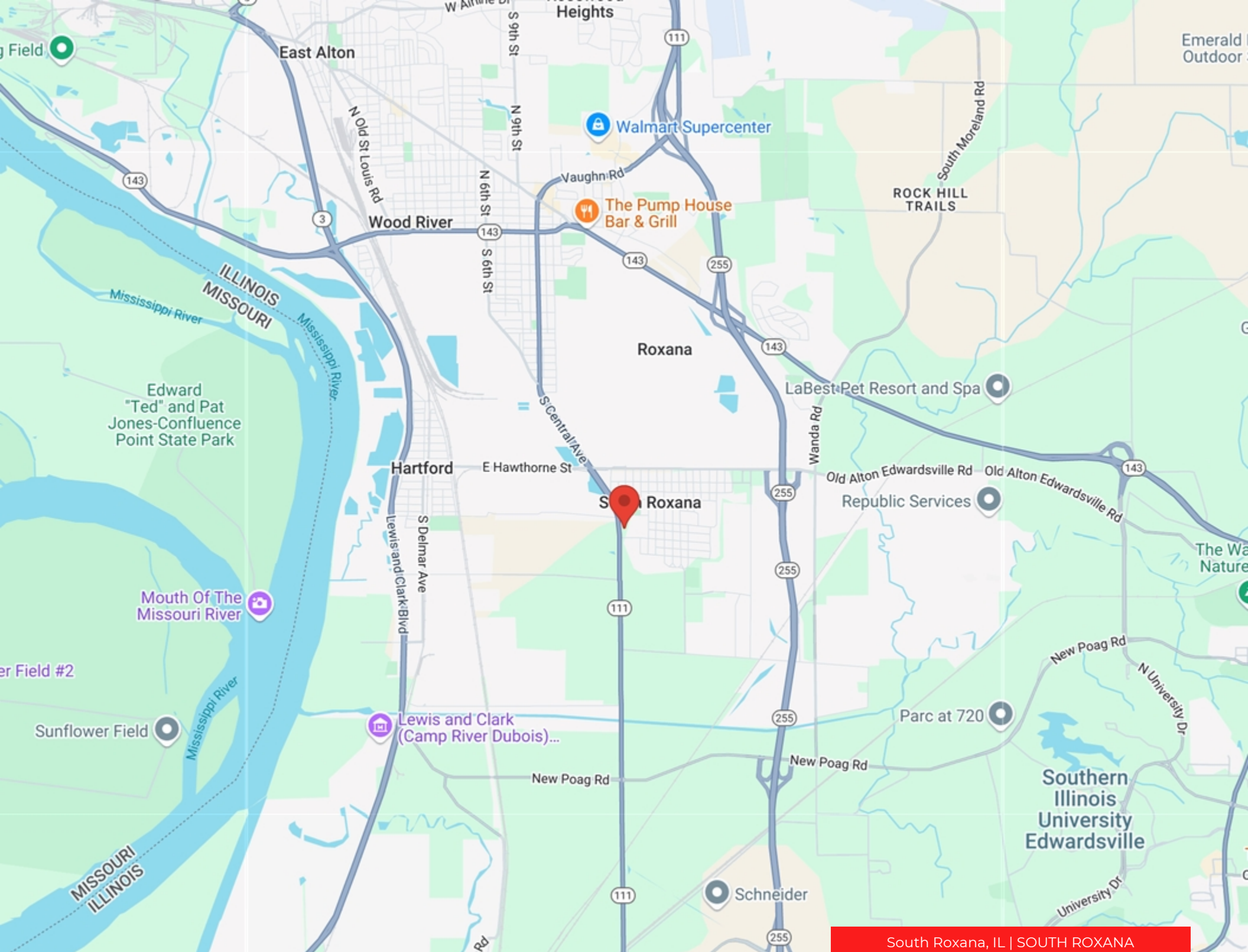
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,885	12,120	36,093
2010 Population	2,058	12,014	34,690
2024 Population	1,840	11,292	33,463
2029 Population	1,790	11,008	32,665
2024-2029 Growth Rate	-0.55 %	-0.51 %	-0.48 %
2024 Daytime Population	1,525	11,974	32,897

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	49	387	1,312
\$15000-24999	84	456	1,277
\$25000-34999	95	396	1,013
\$35000-49999	122	665	1,718
\$50000-74999	196	1,031	2,625
\$75000-99999	62	659	1,949
\$100000-149999	96	749	1,747
\$150000-199999	21	275	998
\$200000 or greater	8	172	684
Median HH Income	\$ 51,261	\$ 59,329	\$ 60,290
Average HH Income	\$ 62,914	\$ 78,144	\$ 82,786

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	710	4,959	13,908
2010 Total Households	797	4,903	13,734
2024 Total Households	732	4,791	13,323
2029 Total Households	727	4,774	13,315
2024 Average Household Size	2.51	2.34	2.27
2024 Owner Occupied Housing	467	3,405	9,053
2029 Owner Occupied Housing	483	3,477	9,329
2024 Renter Occupied Housing	265	1,386	4,270
2029 Renter Occupied Housing	243	1,297	3,986
2024 Vacant Housing	100	479	1,502
2024 Total Housing	832	5,270	14,825





ABOUT SOUTH ROXANA

South Roxana, incorporated in March 1967, is a village in Madison County, Illinois, United States. The population was 1,891 at the 2020 census.

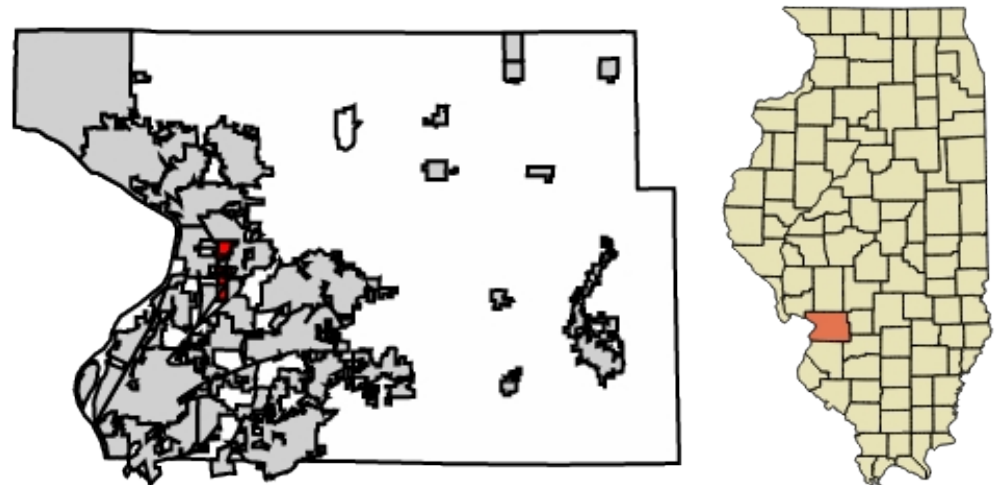


CITY OF SOUTH ROXANA

COUNTY MADISON

AREA POPULATION

CITY	2.3 SQ MI	POPULATION	1,891
LAND	2.2 SQ MI		
WATER	0.1 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.**

SOUTH ROXANA, IL

STATE ROUTE 111
SOUTH ROXANA, IL 62087



Westmore Group, Inc.

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

David Elkan

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

Daniel Elkan

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