

Collinsville Crossing



Koman Properties announces its development of the \$70 million Collinsville Crossing Shopping Center. The center is located on the southwest corner of Interstate 55/70 and State Highway 157 where daily traffic counts average 70,300 vehicles per day.

Collinsville Crossing offers retailers 2,400 feet of frontage along Interstate 55/70 and 2,000 feet along State Highway 157.

Expected anchor tenants include Home Depot and Wal-Mart.

Outlots are available at the main entrance of the shopping center.

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Site Map Data:

Home Depot:
135,000 sq. ft.

Wal-Mart:
203,000 sq. ft.

Retail Shops:
43,000 sq. ft.

12 Outlots
Available

TOTAL GLA:
Approx.
400,000 SF



PROJECT DATA:			
LOT 1	BANK	0.75	± ACRES
LOT 2	RESTAURANT	2.0	± ACRES
LOT 3	WAFFLE HOUSE	0.51	± ACRES
LOT 4	RETAIL	3.8	± ACRES
LOT 5	RESTAURANT	0.37	± ACRES
LOT 6	RETAIL	1.6	± ACRES
LOT 7	RESTAURANT	1.10	± ACRES
LOT 8	WENDY'S	0.69	± ACRES
LOT 9	RESTAURANT	1.33	± ACRES
LOT 10	RESTAURANT	0.70	± ACRES
LOT 11	CAR WASH	0.74	± ACRES
LOT 12	MIDAS	0.70	± ACRES
LOT 13	RESTAURANT	0.63	± ACRES
LOT 14		0.95	± ACRES



Aerial Key:

- 1. Holiday Inn Convention and Conference Center
- 2. Illinois Highway/Transportation Department Complex
- 3. Drury Inn
- 4. Collinsville Residential

Property Description

Location: Interstate 55/70 and State Highway 157 (intersection of interstate highway and major commuter artery into cities of Collinsville and Caseyville, Illinois)

Acreage: 53.7 acres

Zoning: Commercial

Frontage: 2,400 feet along Interstate 55/70 and 2,000 feet along Highway 157

Traffic Count: Total Vehicles Per Day = 70,300
 (56,200 VPD at Interstate 55/70 and 14,100 VPD at Highway 157)
 Two proposed signalized intersections.

Nearby Commercial Sites: Holiday Inn Convention and Conference Center.
 Family/tourist lodging.
 Dine-in and convenience restaurants including Applebee's, Ruby Tuesday's, Steak 'n Shake, Long John Silver's and Wendy's.

COLLINSVILLE MAP



Collinsville By The Numbers DEMOGRAPHICS

	3-mile Radius	5-mile Radius	10-mile Radius
2004 Estimated Household Income			
Average Household Income	\$52,287	\$56,288	\$57,021
2004 Estimated Age			
Average Age	38.37	38.19	36.95
2004 Estimated Population by Single Classification Race			
White	28,595	47,397	197,896
Black or African American	1,749	3,505	70,858
American Indian and Alaska Native	84	145	729
Asian	182	359	3,004
Other	769	1,796	7,105
Totals	31,379	53,202	279,592