



LOCATION.
commercial real estate

FOR SALE OR LEASE

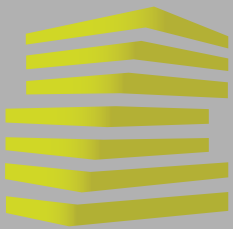
1750 HOMER ADAMS PKWY

ALTON, IL

1,800 SF AVAILABLE



3,630 SF RETAIL BUILDING WITH 1,800 SF AVAILABLE



1750 HOMER ADAMS PKWY

NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

LOCATED 25 MILES NORTH OF ST. LOUIS, THE CITY OF ALTON IS FULL OF HISTORY, RECREATIONAL OPPORTUNITIES, AND BUSINESS PROSPECTS.

ALTON IS HOME TO THE SOUTHERN ILLINOIS UNIVERSITY EDWARDSVILLE (SIUE) SCHOOL OF DENTAL MEDICINE, WHICH IS LOCATED ON THE FORMER SHURTLIFF COLLEGE CAMPUS. ALTON HIGH SCHOOL AND MARQUETTE CATHOLIC HIGH SCHOOL SERVE THE AREA. LEWIS & CLARK COMMUNITY COLLEGE (THE FASTEST GROWING COMMUNITY COLLEGE IN ILLINOIS), IN GODFREY, ILLINOIS AND SIUE, IN EDWARDSVILLE, ARE NEARBY INSTITUTIONS OF HIGHER LEARNING.

THE CITY HAS BEEN LABELED "ONE OF THE MOST HAUNTED SMALL TOWNS IN AMERICA" BY PARANORMAL ENTHUSIASTS, DUE TO ITS CLAIMED HAUNTED HOT SPOTS, SUCH AS MCPiKE MANSION AND OTHER STRUCTURES. THE CITY HOLDS REGULAR "GHOST TOURS" AND HAS BEEN VISITED BY TELEVISION CREWS HOPING TO FILM PROOF OF THE PARANORMAL.

ALSO LOCATED IN ALTON IS PERHAPS ONE OF THE HOTTEST SPOTS IN THE MIDWEST, FAST EDDIE'S BON AIR. IT HAS BEEN NOTED AS ONE OF THE BEST BARS IN THE ST. LOUIS AREA. OVER 4,000 HALF BARRELS OF BEER AND THOUSANDS OF CASES OF CANS, BOTTLES AND LIQUOR QUENCH THE THIRST OF THEIR PATRONS EVERY YEAR. THE LEGENDARY FOOD ASPECT, SERVES AN ASSORTMENT OF GRILLED BURGERS, SHISH-KABOBS, BRATWURST AND BOILED SHRIMP ALL SOLD AT LOW PRICES. FAST EDDIE'S HAS WON STATEWIDE PRAISE AS IT HAS BEEN NAMED A RECIPIENT OF AN "ENJOY ILLINOIS: DELICIOUS DESTINATION" AWARD. FAST EDDIE'S BON AIR IS AMONG A SELECT GROUP OF ILLINOIS ESTABLISHMENTS TO RECEIVE THE UNIQUE DESIGNATION.

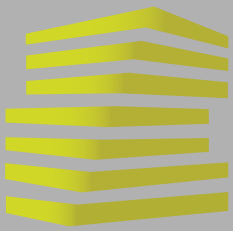
SOME OF ALTON'S MAJOR EMPLOYERS INCLUDE OLIN CORPORATION, ST. ANTHONY'S HEALTH CENTER, ARGOSY CASINO, ALTON SCHOOL DISTRICT, ALTON MEMORIAL HOSPITAL, AMERICAN WATER AND ALTON STEEL.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	3,555	34,735	53,348
HOUSEHOLDS	1,615	15,183	23,125
EMPLOYEES	3,161	15,098	19,005
MED HH INCOME	\$48,567	\$62,480	\$66,150

AREA RETAIL | RESTAURANTS





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PHOTOS + DETAILS

BEN WEIS

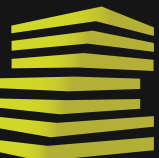
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- **3,630 SF RETAIL CENTER ON 0.32 ACRES AVAILABLE FOR SALE OR LEASE IN ALTON, IL**
- **1,800 SF SPACE AVAILABLE FOR LEASE**
- **HIGHLY VISIBLE WITH SIGNAGE ON HOMER ADAMS PKWY**
- **AREA RETAILERS INCLUDE HOME DEPOT, KOHLS, LOWES, TARGET, AND GOODWILL**
- **PLEASE CONTACT BROKER FOR PRICING**

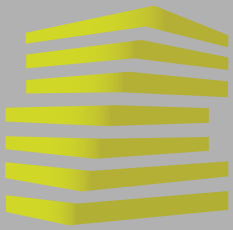


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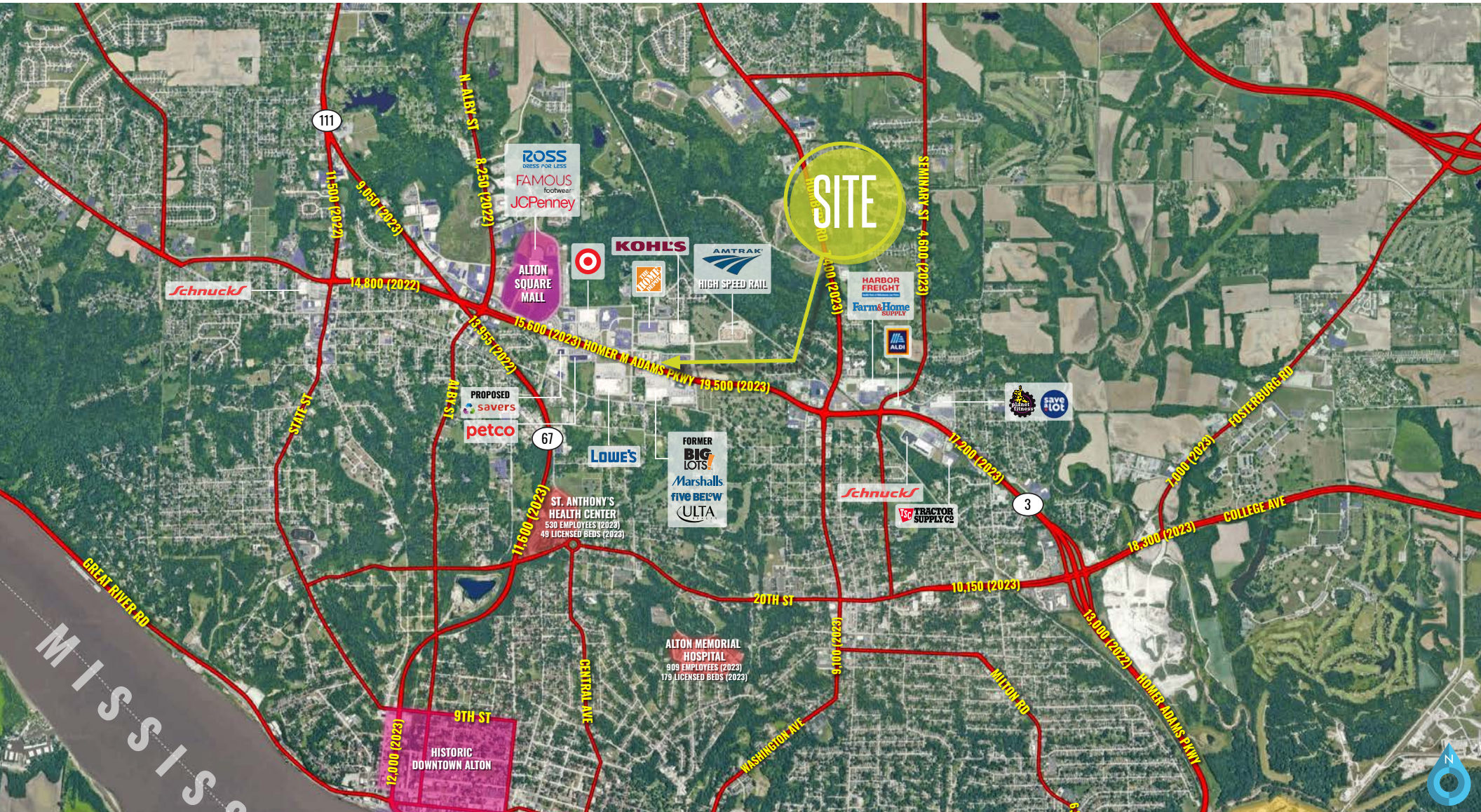
MARKET AERIAL

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