



LOCATION.
commercial real estate

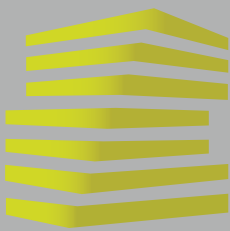
CENTRAL PLAZA

3000 HOMER ADAMS PKWY

ALTON, IL

**14,973 SF AVAILABLE FOR LEASE
FORMER GROCERY STORE**





CENTRAL PLAZA

NEIGHBORHOOD VIBE

BEN WEIS

314.818.1563 (DIRECT)

314.629.6532

Ben@LocationCRE.com



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 SHURTLEFF 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.

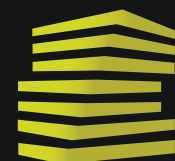
DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	3,460	29,895	64,869
HOUSEHOLDS	1,615	13,480	28,406
EMPLOYEES	1,427	12,859	21,068
AVG HH INCOME	\$77,033	\$72,654	\$86,121

AREA RETAIL | RESTAURANTS



DOLLAR GENERAL®

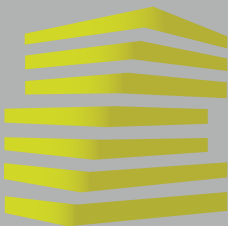


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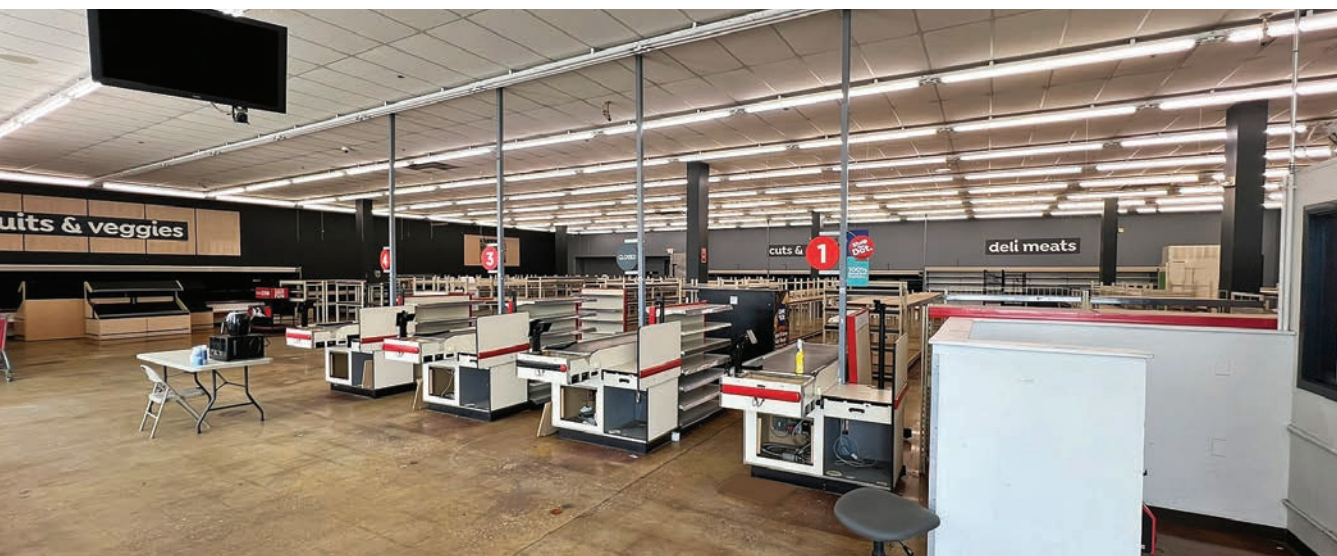
PHOTOS + DETAILS

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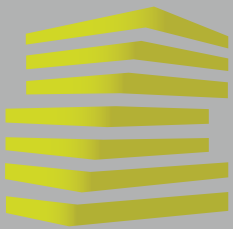
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- 14,973 SF AVAILABLE FOR LEASE
- FREESTANDING PYLON SIGNAGE AND PANEL ON SHOPPING CENTER PYLON
- DOCK HIGH LOADING
- ACCESSIBLE FROM 2 LIGHTED INTERSECTIONS
- 19,500 VPD ON HOMER ADAMS PKWY
- COTENANTS INCLUDE PLANET FITNESS, ALTON REFRIGERATION AND ALTON EXCHANGE
- LEASE RATE: \$10.00 PSF NNN





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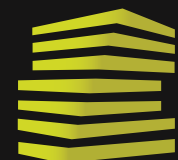
ZOOM AERIAL

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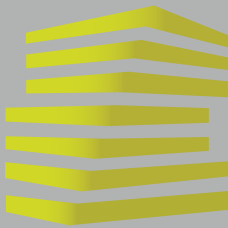
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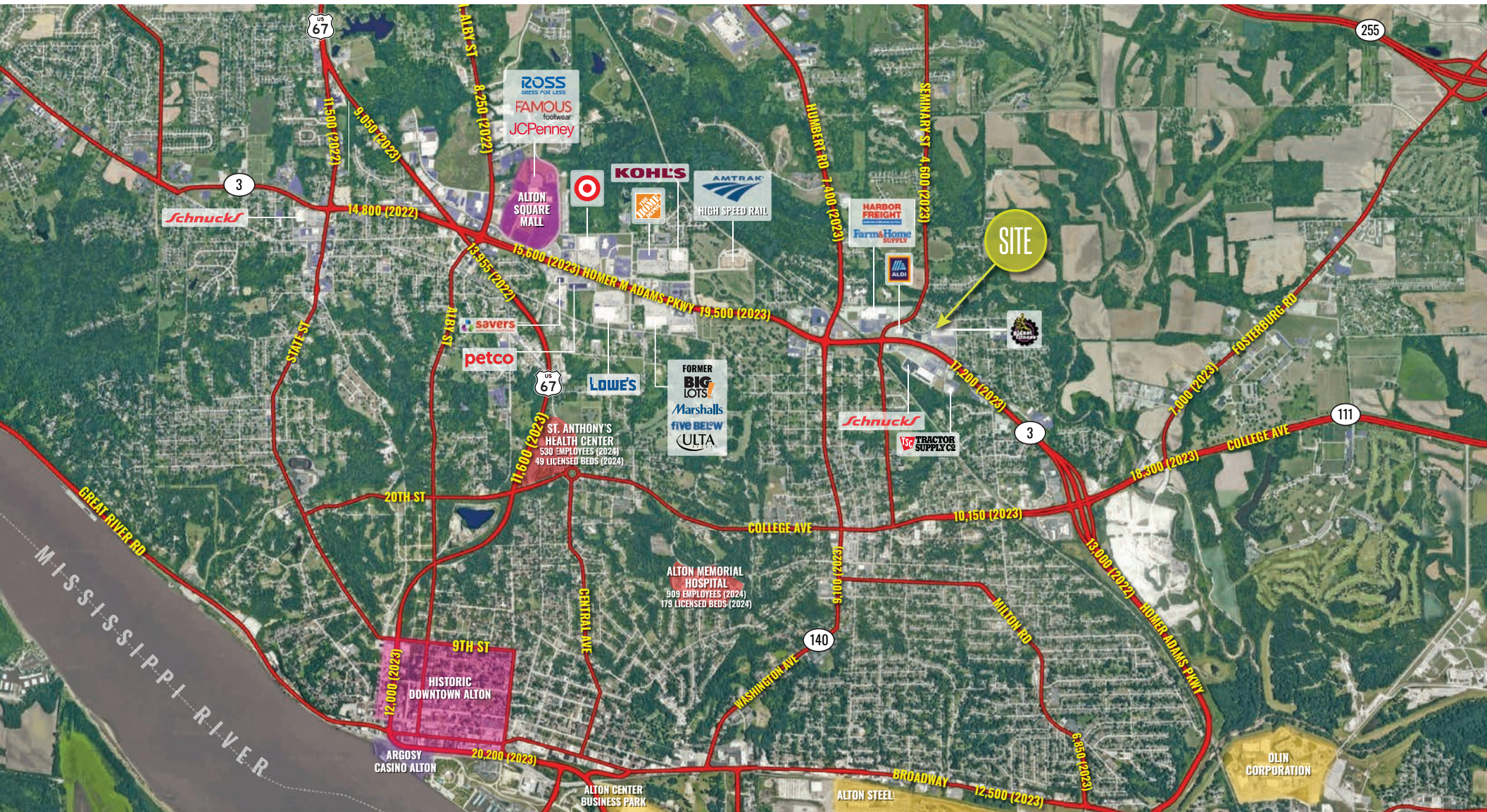
TRADE AREA AERIAL

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