

8,417 SF FREESTANDING  
**BUILDING**  
ON 0.99 ACRES FOR SALE

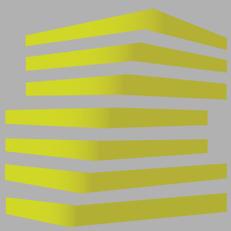
1000

CARLYLE

AVENUE

BELLEVILLE, IL





# 1000 CARLYLE AVE

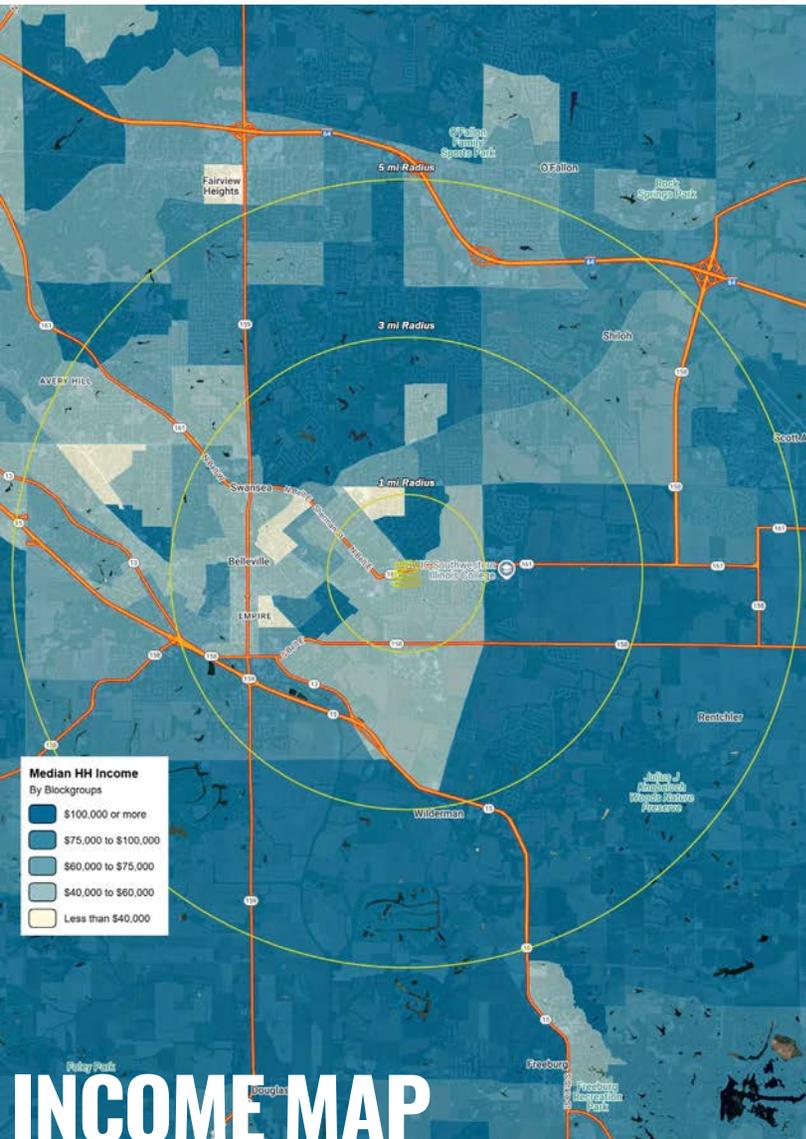
## NEIGHBORHOOD VIBE

TONY MOON

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SCOTT BITNEY

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### TRADE AREA OVERVIEW

Belleville is a city in St. Clair County, Illinois, United States, co-extensive with Belleville Township. Belleville is the eighth-most populated Illinois city outside of the Chicago Metropolitan Area and the most populated city south of Springfield in the state of Illinois. It is the county seat of St. Clair County, and the seat of the Roman Catholic Diocese of Belleville and the National Shrine of Our Lady of the Snows.

Belleville is the most populated city in the Metro-East region of the St. Louis Metropolitan Area and in Southern Illinois. Due to its proximity to Scott Air Force Base, the population receives a boost from military and federal civilian personnel, defense contractors, and military retirees. Lindenwood University and Southwestern Illinois College have campuses located in Belleville. The city's top employers include Scott Air Force Base, Memorial Hospital, and Southwestern Illinois College.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	7,674	46,760	94,931
<b>HOUSEHOLDS</b>	3,450	19,583	40,416
<b>EMPLOYEES</b>	2,260	15,435	34,809
<b>MED HH INCOME</b>	\$57,760	\$78,947	\$78,852

### AREA RETAIL | RESTAURANTS

**Schnucks**

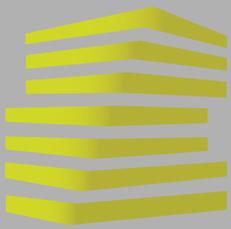
**DOLLAR TREE**

**CLUB FITNESS**

**OLLIE'S BARGAIN OUTLET**  
GOOD STUFF CHEAP

**O'Reilly**  
AUTO PARTS

**McDonald's**



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## PHOTOS + DETAILS

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- **8,417 SF FREESTANDING BUILDING ON 0.99 ACRES FOR SALE**
- **EXCELLENT VISIBILITY TO OVER 20,000 VPD ON CARLYLE AVE**
- **LOADING DOCK AVAILABLE**
- **PYLON SIGNAGE AVAILABLE**
- **LOCATED ACROSS STREET FROM BELLEVILLE EAST HIGH SCHOOL (2,584 STUDENTS)**
- **CALL BROKER FOR PRICING**

