



LOCATION.
commercial real estate

1.76 ACRE LOT AT SIGNALIZED CORNER FOR SALE OR LEASE

BELLEVILLE, IL

5940 BELLEVILLE CROSSING

13700 (2021)

Frank Scott Pkwy

28300 (2021)

W Illinois Highway 16

Belleville Crossing St

SITE

BURGER KING

Wendy's

Walgreens

QDOBA MEXICAN EATS

at&t

White Castle

Arbys

POPEYES RESTAURANTS

Panera BREAD

DOLLAR TREE

PETSMART



THE HOME DEPOT

Freddy's RESTAURANTS STEAKBURGERS

Club CASCADIA PROPOSED



5940 BELLEVILLE CROSSING

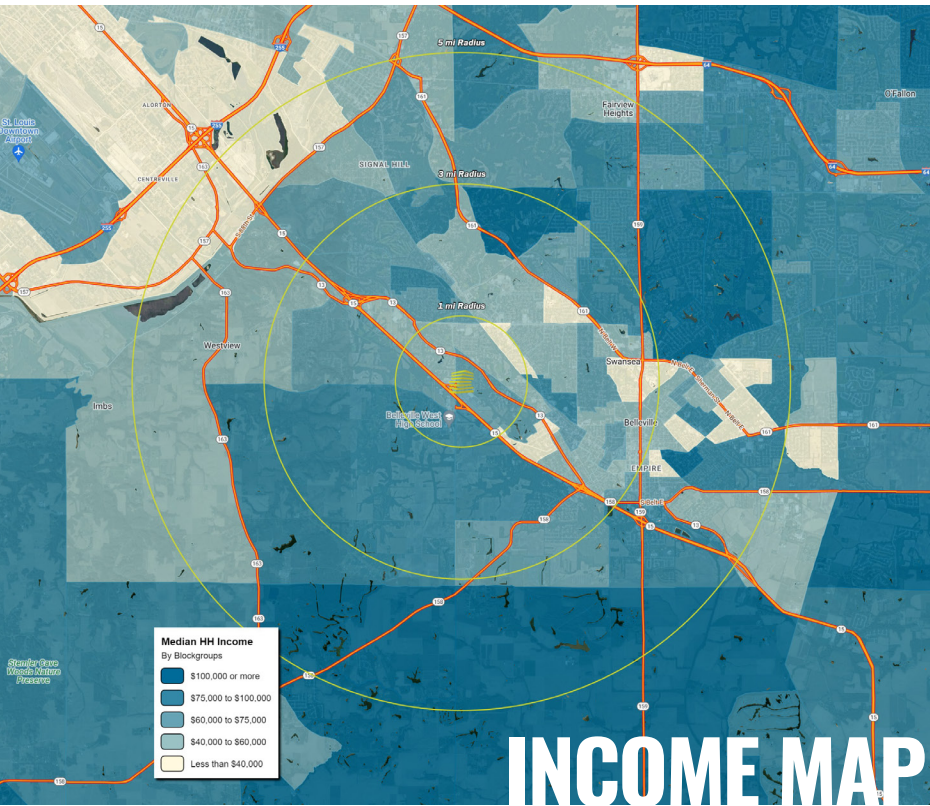
NEIGHBORHOOD VIBE

ALEX APTER

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com

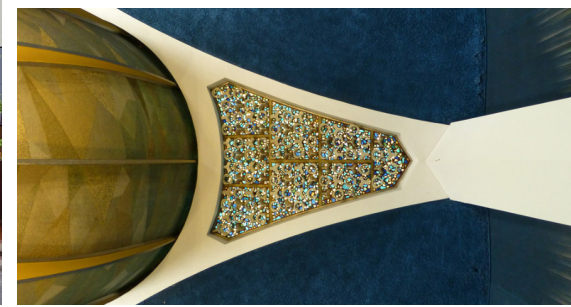
TONY MOON

314.818.1567 (OFFICE)
314.560.0781 (MOBILE)
Tony@LocationCRE.com



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.



ANNUAL DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVG HH INCOME	1 MILE	3 MILES	5 MILES
				<u>1 MILE</u> 4,475	<u>3 MILES</u> 39,082	<u>5 MILES</u> 86,459
				<u>1 MILE</u> 2,117	<u>3 MILES</u> 17,316	<u>5 MILES</u> 37,499
				<u>1 MILE</u> \$74,787	<u>3 MILES</u> \$85,749	<u>5 MILES</u> \$93,626



5940 BELLEVILLE CROSSING

MARKET AERIAL

ALEX APTER

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com

TONY MOON

314.818.1567 (OFFICE)
314.560.0781 (MOBILE)
Tony@LocationCRE.com



- 1.76 ACRE LOT AT SIGNALIZED CORNER FOR SALE OR LEASE
- SHADOW ANCHORED BY TARGET (1.1M ANNUAL VISITS) AND HOME DEPOT (529.7K ANNUAL VISITS)
*VISITOR DATA PROVIDED BY PLACER.AI
- OVER 13,500 VEHICLES PER DAY ON FRANK SCOTT PKWY
- CALL BROKER FOR PRICING



LOCATION.
commercial real estate



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.