

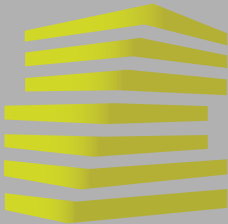
CARLYLE PLAZA

BELLEVILLE, IL

CLUB FITNESS



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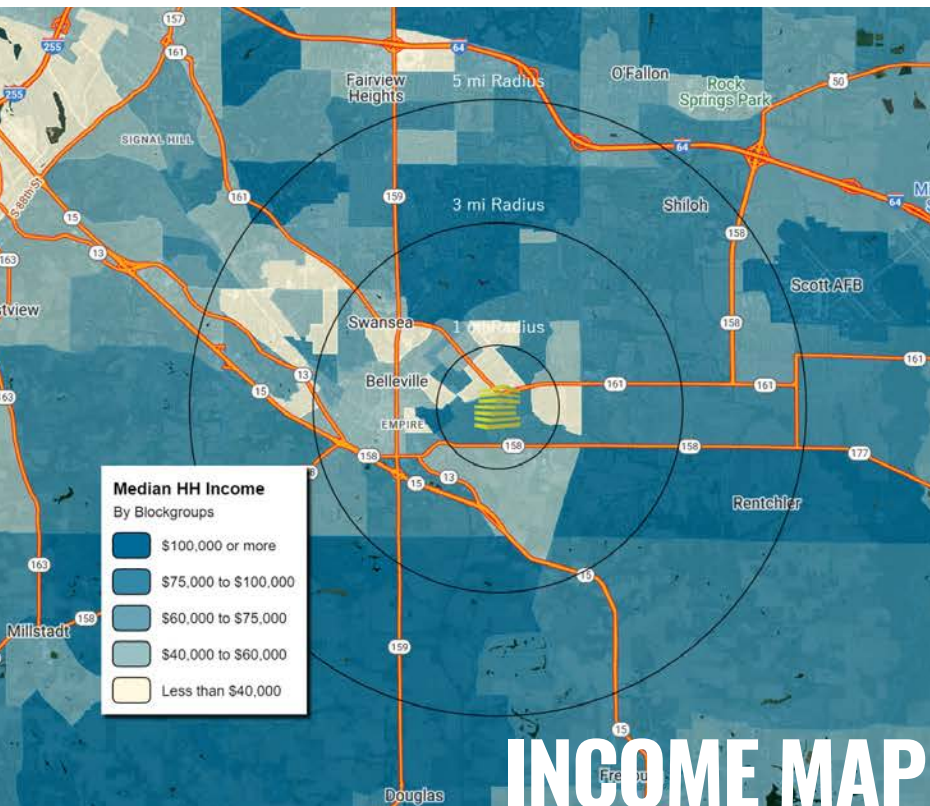
SITE PLAN

TONY MOON

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

ALEX APTER

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



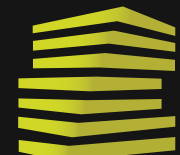
Belleville is a city in St. Clair County, Illinois, United States, co-extensive with Belleville Township. Belleville is the eighth-most populated Illinois city outside of the Chicago Metropolitan Area and the most populated city south of Springfield in the state of Illinois. It is the county seat of 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>8,505</u> | <u>46,956</u> | <u>91,428</u> |
| | | | | <u>3,683</u> | <u>19,574</u> | <u>38,424</u> |
| | | | | <u>\$85,430</u> | <u>\$96,276</u> | <u>\$98,173</u> |

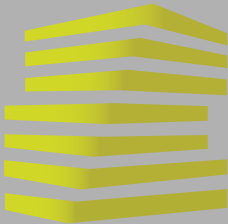


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- JUNIOR ANCHOR SPACE AVAILABLE. 17,986 - 47,095 SF
- JOIN CLUB FITNESS, DOLLAR TREE, AND O'REILLY AUTO
- SMALL SHOP SPACE AVAILABLE
- LOCATED ON HEAVILY TRAVELED CARLYLE AVENUE NEAR SOUTHWESTERN ILLINOIS COLLEGE
- SURROUNDED BY AN EXTREMELY DENSE RESIDENTIAL POPULATION
- CALL BROKER FOR PRICING

360 VIRTUAL TOURS AVAILABLE SUITES

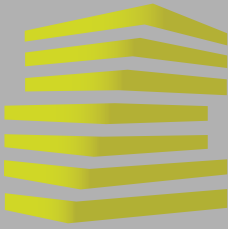
- ▶ SUITE 3 ▶ SUITE 10 ▶ SUITE 18
- ▶ SUITE 4 ▶ SUITE 11
- ▶ SUITE 5 ▶ SUITE 13
- ▶ SUITE 6 ▶ SUITE 14
- ▶ SUITE 7 ▶ SUITE 15
- ▶ SUITE 8 ▶ SUITE 16

| SUITE | TENANT | SF | SUITE | TENANT | SF | SUITE | TENANT | SF |
|-------|---------------|---------|-------|------------------------------|-------|-------|--------------|--------|
| 1 | NOT OWNED | 126,846 | 7 | AVAILABLE | 1,500 | 14 | AVAILABLE | 4,000 |
| 2a | O'Reilly Auto | 41,342 | 8 | AVAILABLE | 2,400 | 15 | AVAILABLE | 2,000 |
| 2b | AVAILABLE | 29,109 | 9 | China Town | 1,800 | 16 | AVAILABLE | 2,000 |
| 3 | AVAILABLE | 17,986 | 10 | AVAILABLE | 2,400 | 17 | Club Fitness | 25,397 |
| 4 | AVAILABLE | 3,300 | 11 | AVAILABLE | 4,400 | 18 | AVAILABLE | 5,856 |
| 5 | AVAILABLE | 2,700 | 12 | H&R Block (COMING AVAILABLE) | 4,400 | 19 | Dollar Tree | 5,952 |
| 6 | AVAILABLE | 1,800 | 13 | AVAILABLE | 4,000 | 20 | Dollar Tree | 8,436 |



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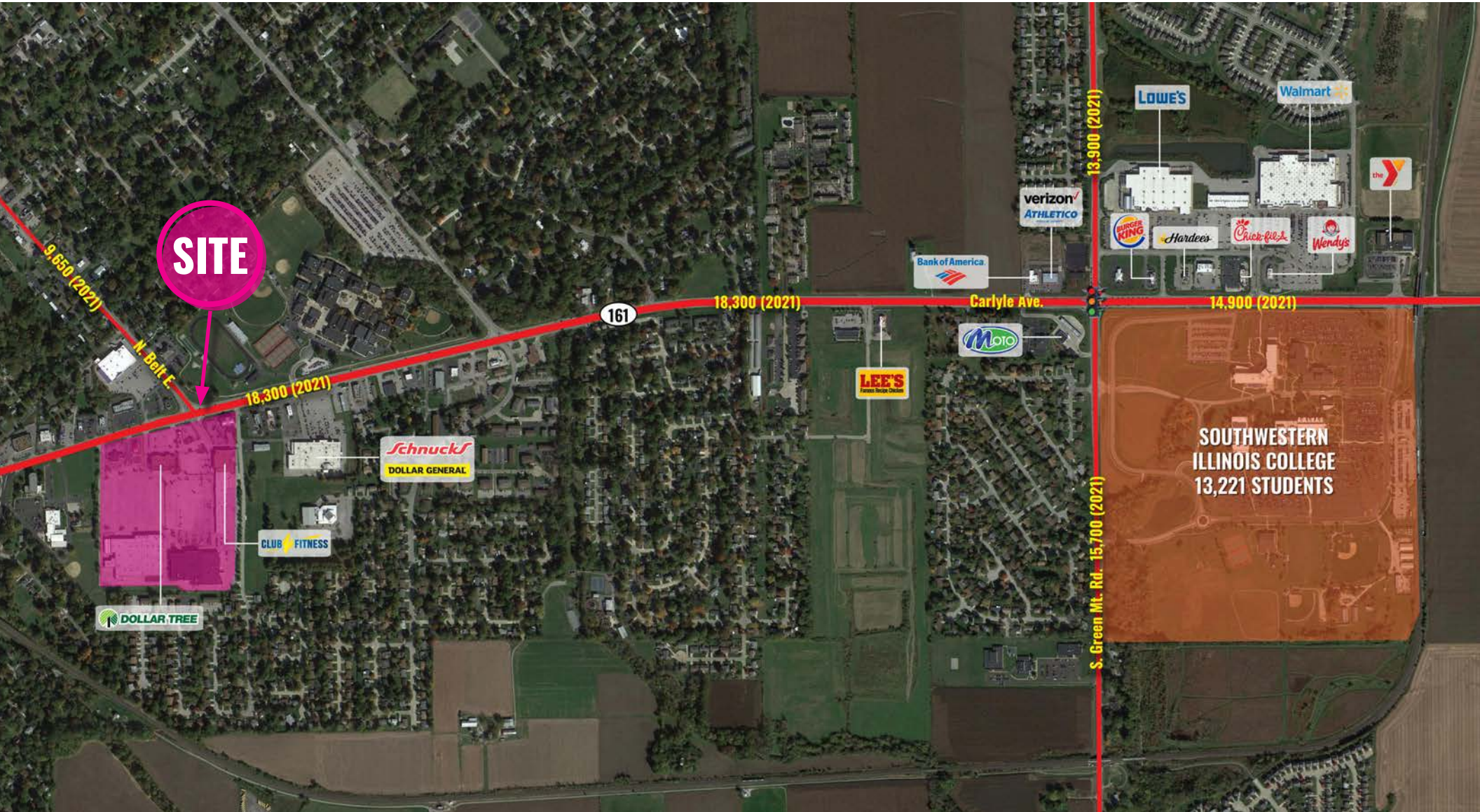


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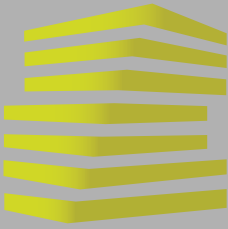


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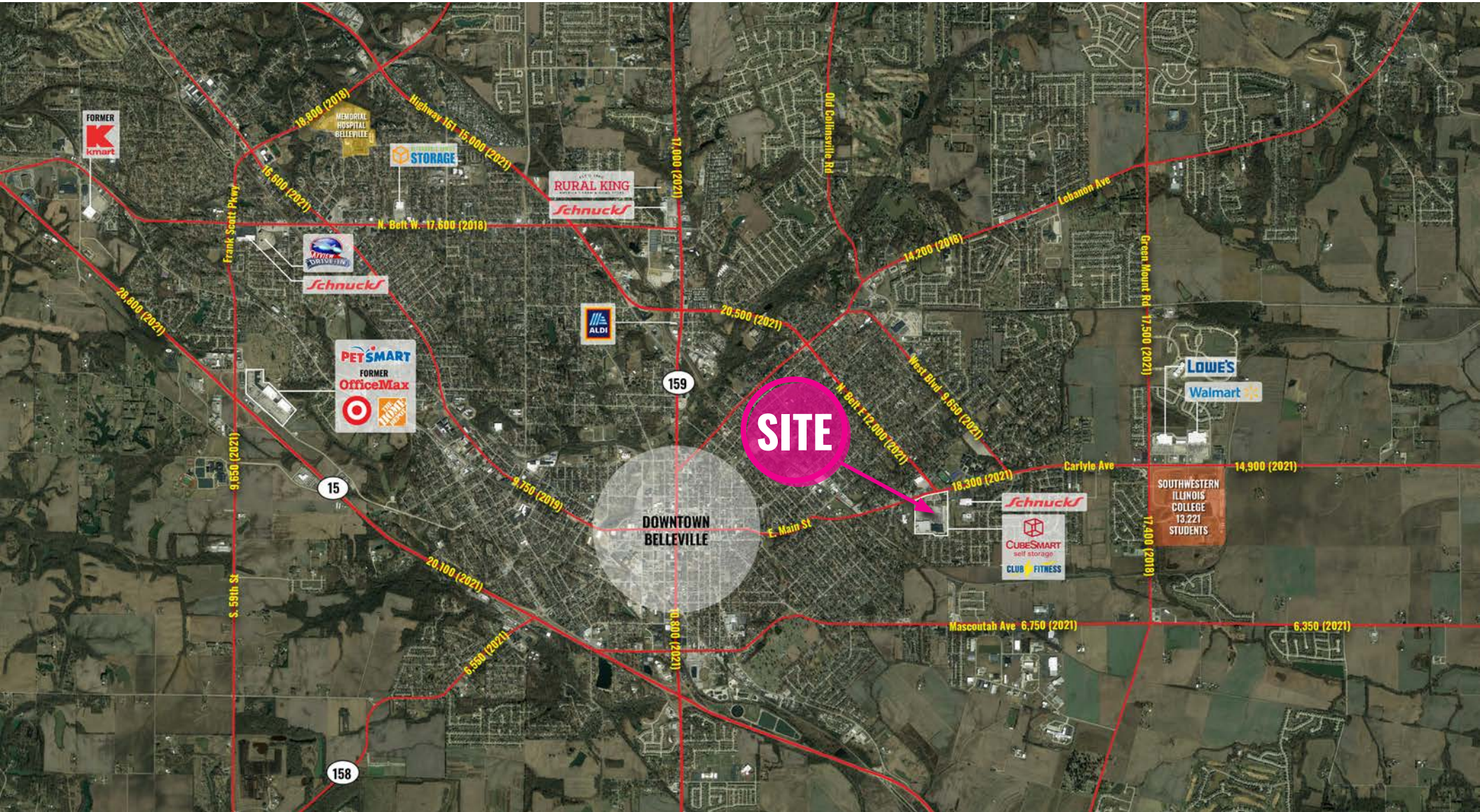
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