

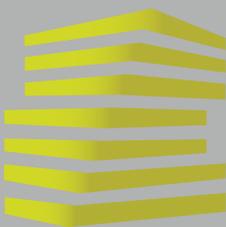
CARLYLE PLAZA

BELLEVILLE, IL

CLUB FITNESS



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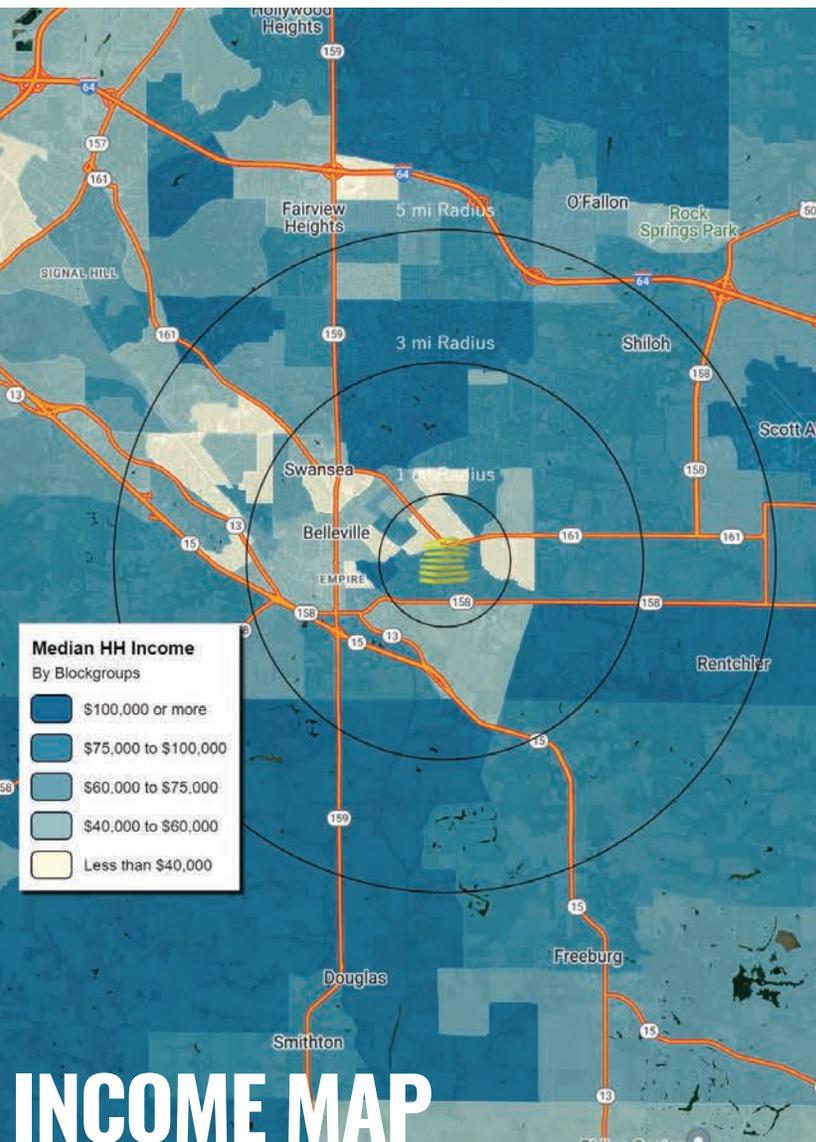
NEIGHBORHOOD VIBE

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ALEX APTER

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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 |
|----------------------|----------|----------|----------|
| POPULATION | 8,505 | 46,956 | 91,428 |
| HOUSEHOLDS | 3,683 | 19,574 | 38,424 |
| EMPLOYEES | 2,551 | 16,121 | 33,524 |
| MED HH INCOME | \$85,430 | \$96,276 | \$98,173 |

AREA RETAIL | RESTAURANTS

Walmart

LOWE'S

Pizza-Hut

CLUB FITNESS

Chick-fil-A

O'Reilly
AUTO PARTS

DOLLAR
TREE

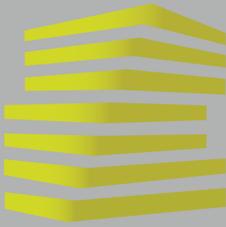
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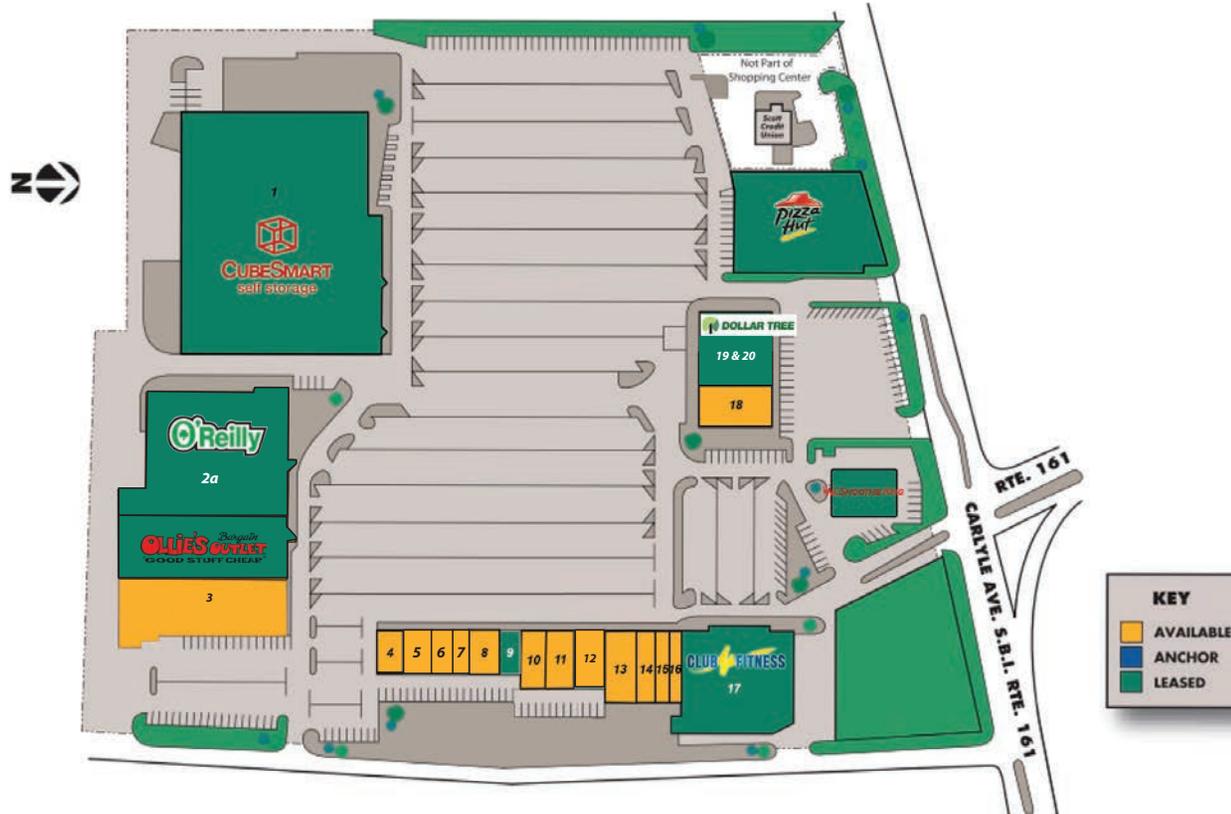


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SITE PLAN

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- JUNIOR ANCHOR SPACE AVAILABLE. 17,986 SF
- JOIN DOLLAR TREE, O'REILLY AUTO, AND OLLIES
- 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

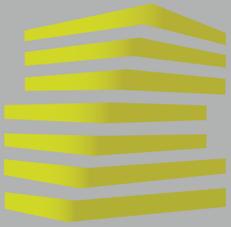
- ▶ SUITE 3 ▶ SUITE 10 ▶ SUITE 18
- ▶ SUITE 4 ▶ SUITE 11
- ▶ SUITE 5 ▶ SUITE 13
- ▶ SUITE 6 ▶ SUITE 14
- ▶ SUITE 7 ▶ SUITE 15
- ▶ SUITE 8 ▶ SUITE 16

| 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 | Ollies | 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 | 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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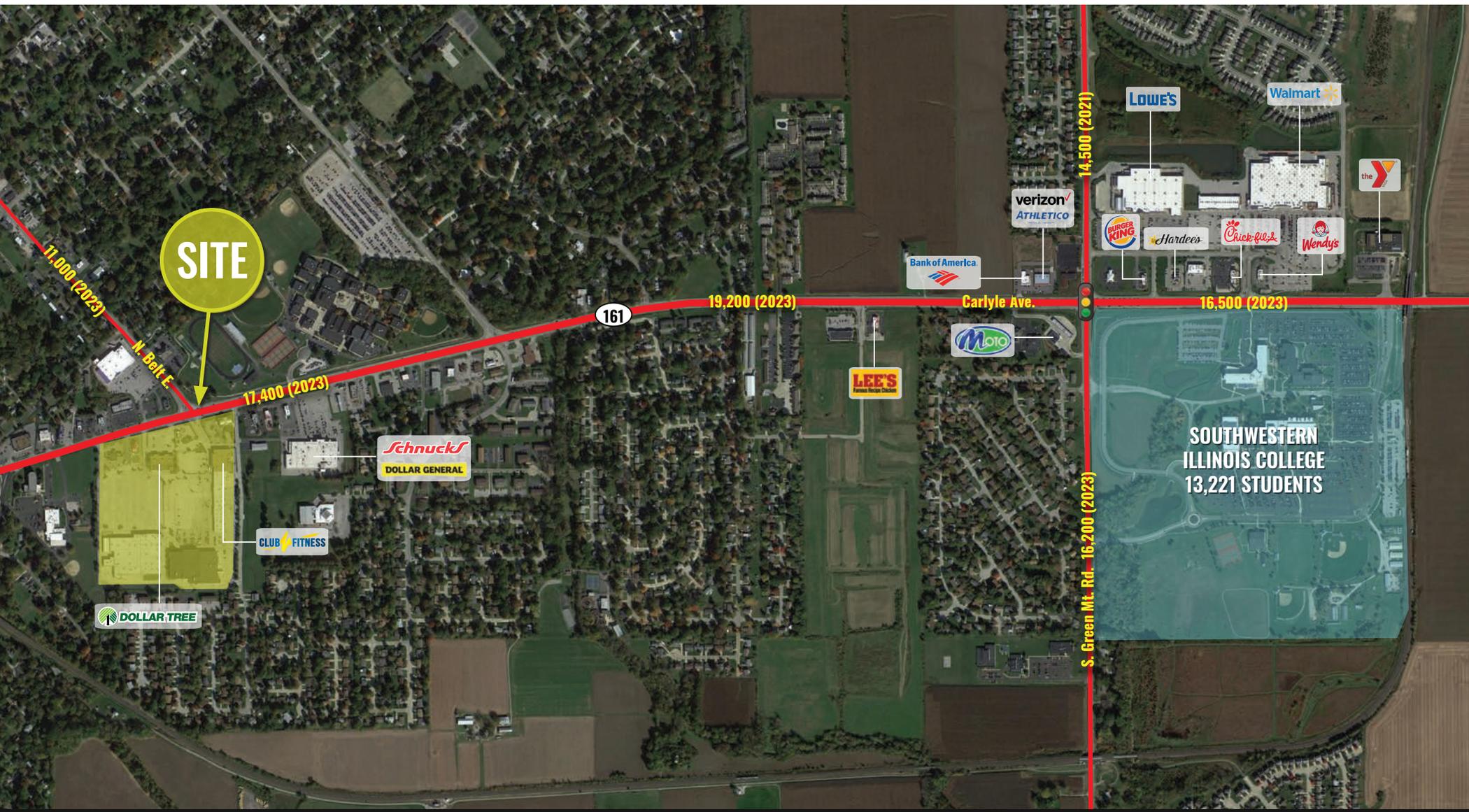
ZOOM AERIAL

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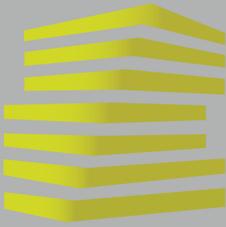
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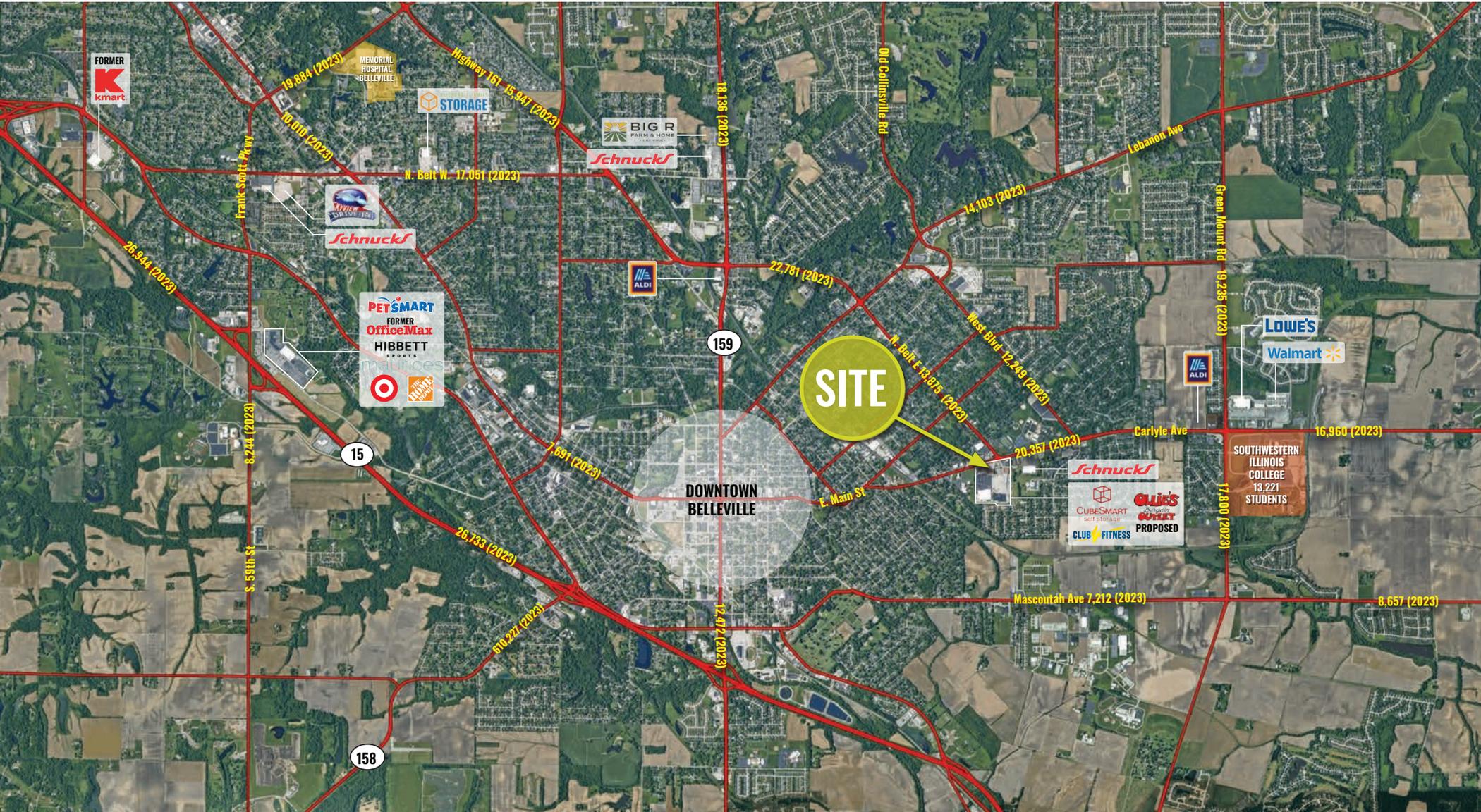
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CARLYLE PLAZA MARKET AERIAL

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