

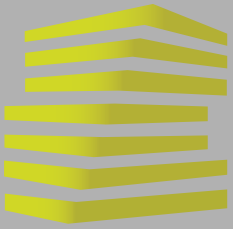
MAINLINE PLAZA

BELLEVILLE, IL



FAMILY DOLLAR





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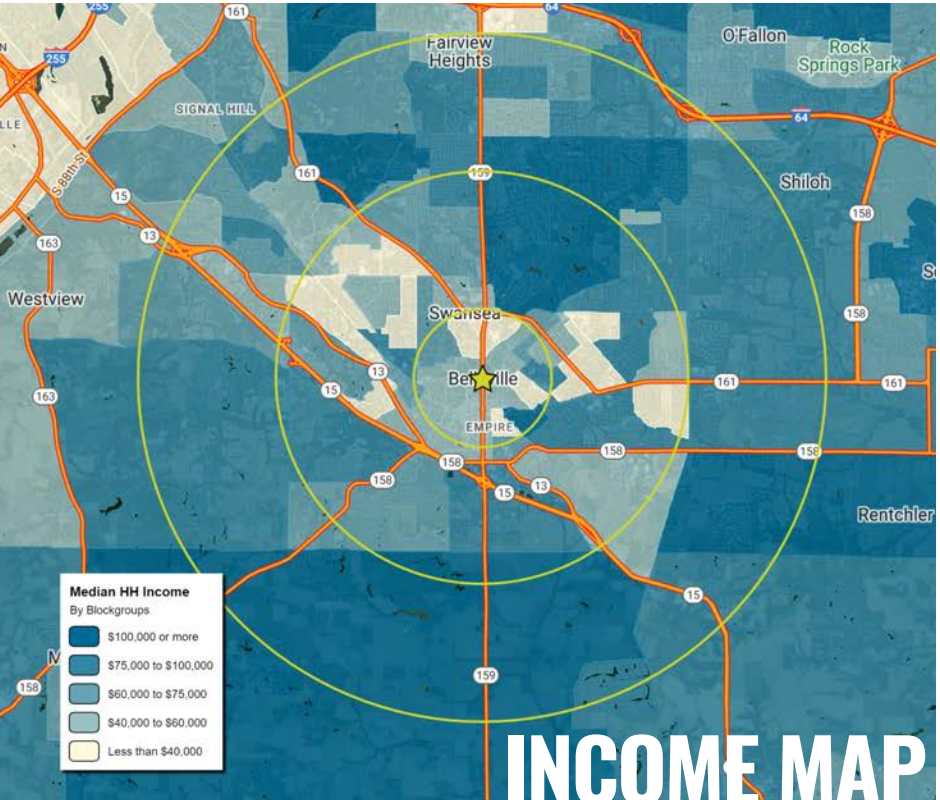
SITE PLAN

TONY MOON

ALEX APTER

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

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



INCOME MAP

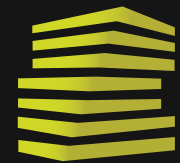
Belleville is a city in St. Clair County, Illinois, United States, co-extensive with Belleville Township. Belleville is the eighth-most populated Illinois city outside of the Chicago Metropolitan Area and the most populated city south of Springfield in the state of Illinois. It is the county seat of 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
				10,034	56,968	96,447
				4,101	24,672	41,313
				\$65,615	\$87,105	\$96,589



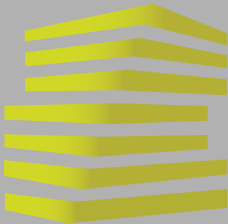
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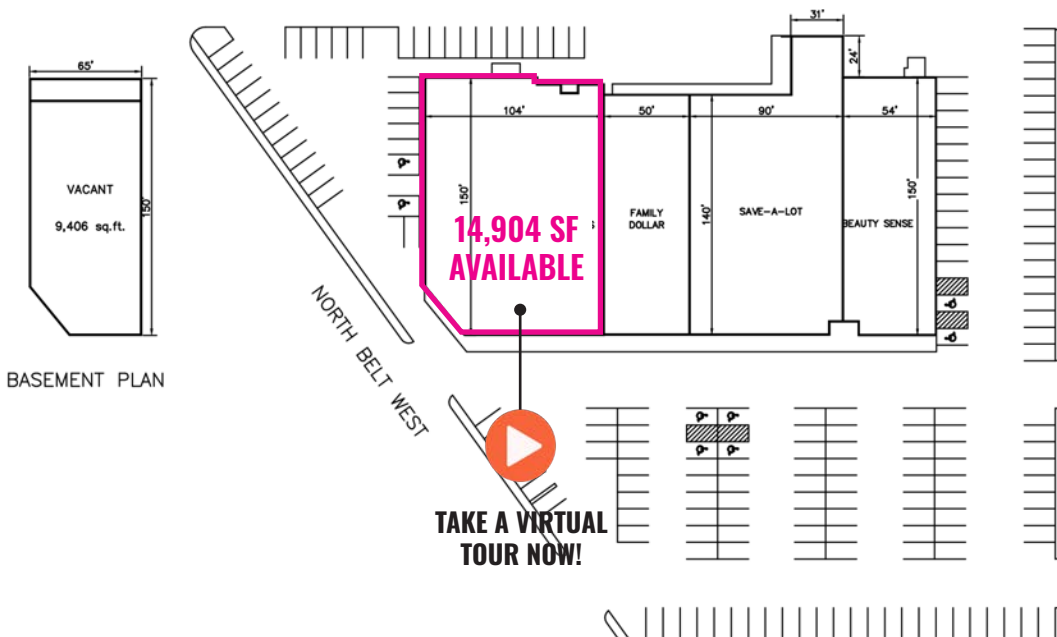
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BASEMENT PLAN

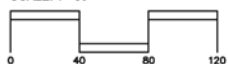
TOTAL PARKING SPACES	172
RATIO OF SPACES PER 1000 SQUARE FEET	3.2:1

1) STATE OF ILLINOIS	13,273 Bq.ft.	104' W	150'
2) AVAILABLE	14,904 SF	50' W	140'
3) SAVE-A-LOT	13,157 Bq.ft.	90' W	140'
4) BEAUTY SENSE PLUS	8,164 sq.ft.	54' W	150'
TOTAL	42,182 sq.ft.		

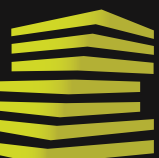
ALL SQUARE FOOTAGES BASED ON LEASES

SITE PLAN

SCALE: 1"=80'



- LOCATED AT THE SOUTHEAST CORNER OF NORTH BELT WEST AND WEST MAIN STREET
- 30,000 CARS PER DAY PASS BY THE CENTER
- 14,904 SF AVAILABLE, WITH PRIME VISIBILITY TO NORTH BELT WEST
- AREA RETAILERS INCLUDE SAVE-A-LOT, DOLLAR TREE, DOLLAR GENERAL, RENT-A-CENTER, CVS
- ASKING RATES: \$12.00 PSF NNN



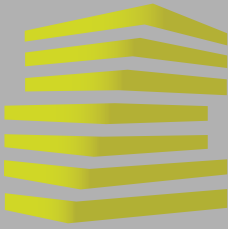
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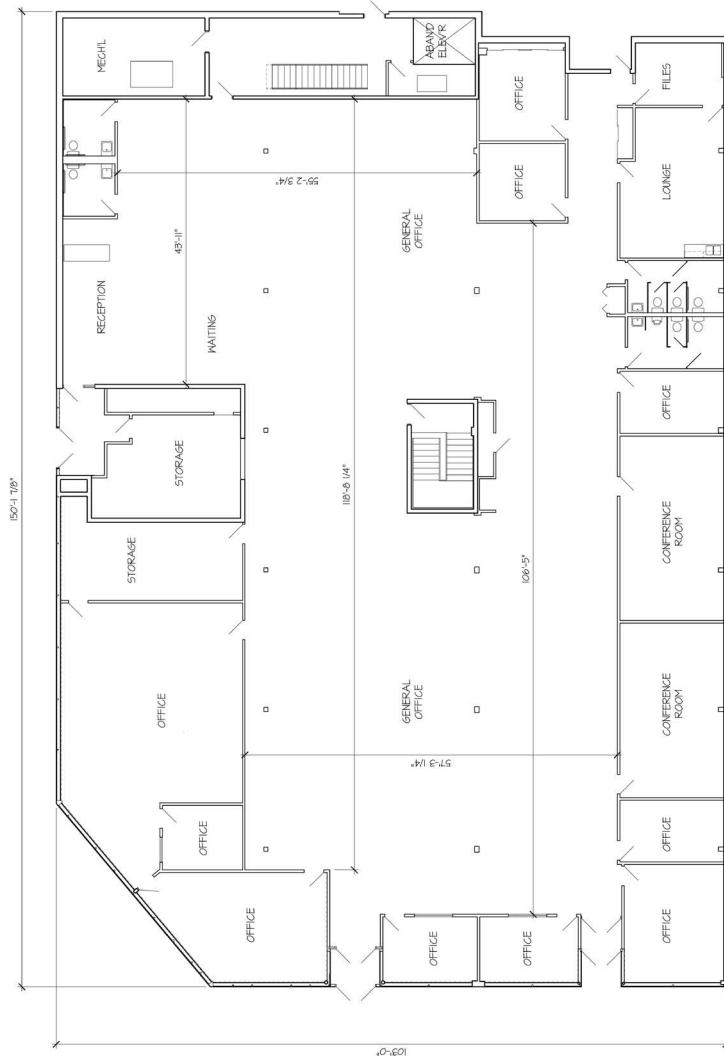
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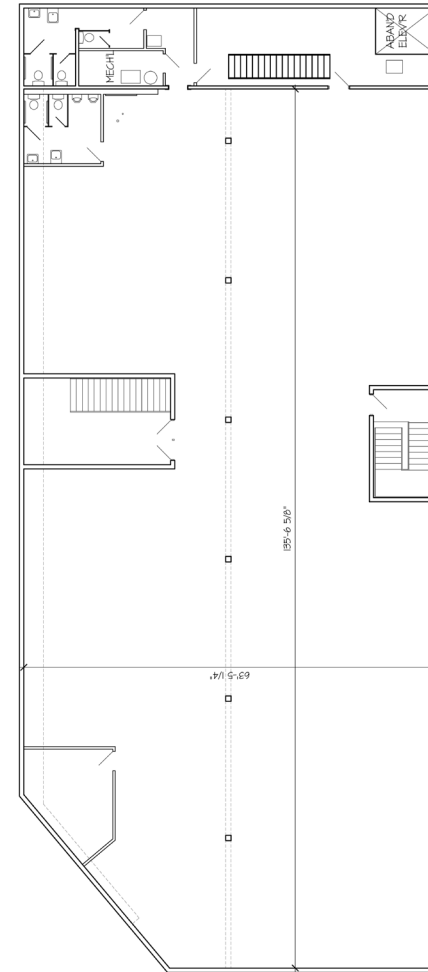
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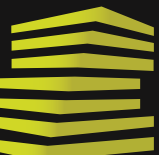
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Existing Conditions - Main Floor Plan



Existing Conditions - Basement Floor Plan

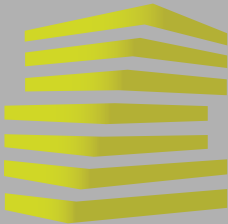


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DOLLAR GENERAL

CVS
pharmacy

R&C Rent-A-Center

DOLLAR TREE

Little
Caesars

Church's
Chicken

SELF STORAGE
STORAGE

N. Belt W. 15,500 (2021)

14,904 SF
AVAILABLE

W. Main St. 15,700 (2021)

FAMILY DOLLAR

save
a lot

Beauty Sense

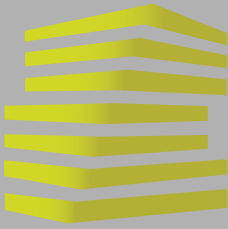


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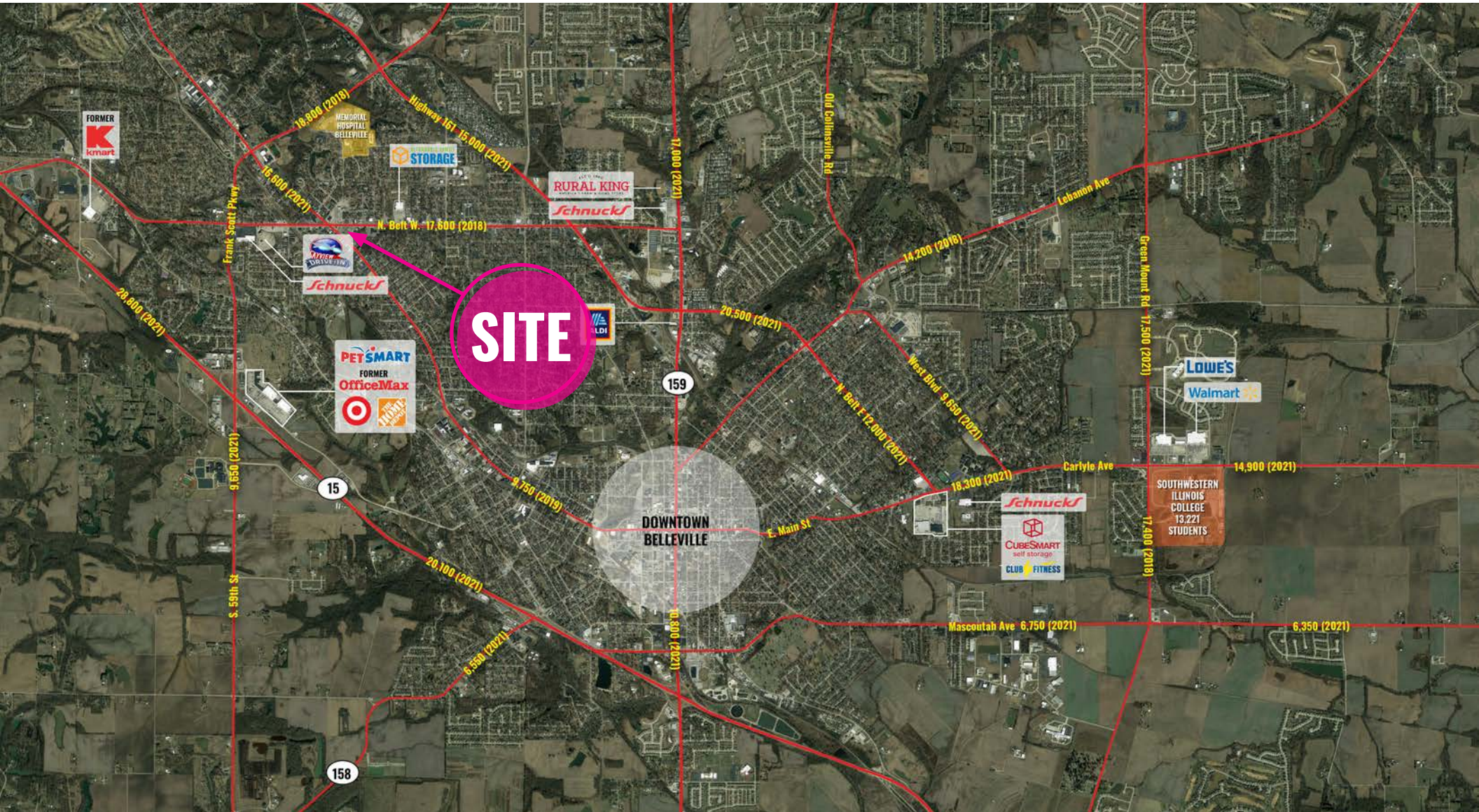
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