

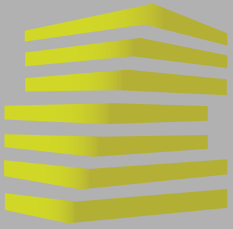
# CARLYLE PLAZA

BELLEVILLE, IL

CLUB FITNESS



**LOCATION.**  
commercial real estate

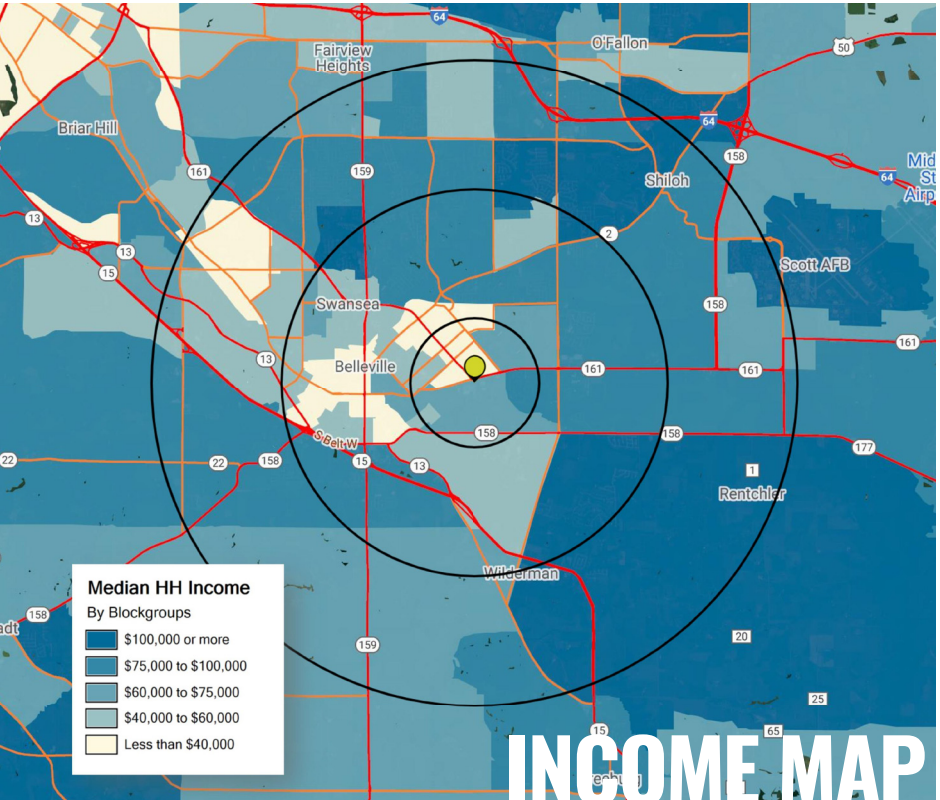


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## NEIGHBORHOOD VIBE

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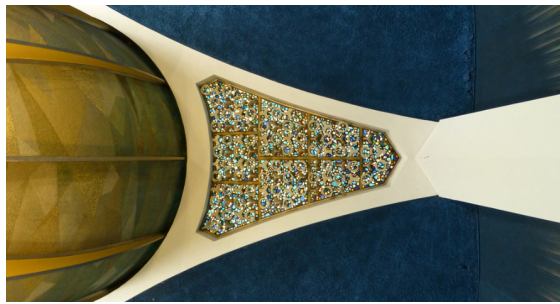
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### INCOME MAP

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.



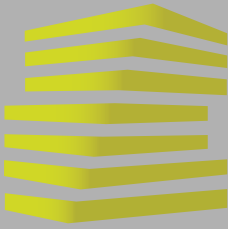
2020 DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		8,462	47,207	92,874
HOUSEHOLDS		3,849	20,095	39,727
AVG HH INCOME		\$62,224	\$79,071	\$83,601



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## SITE PLAN

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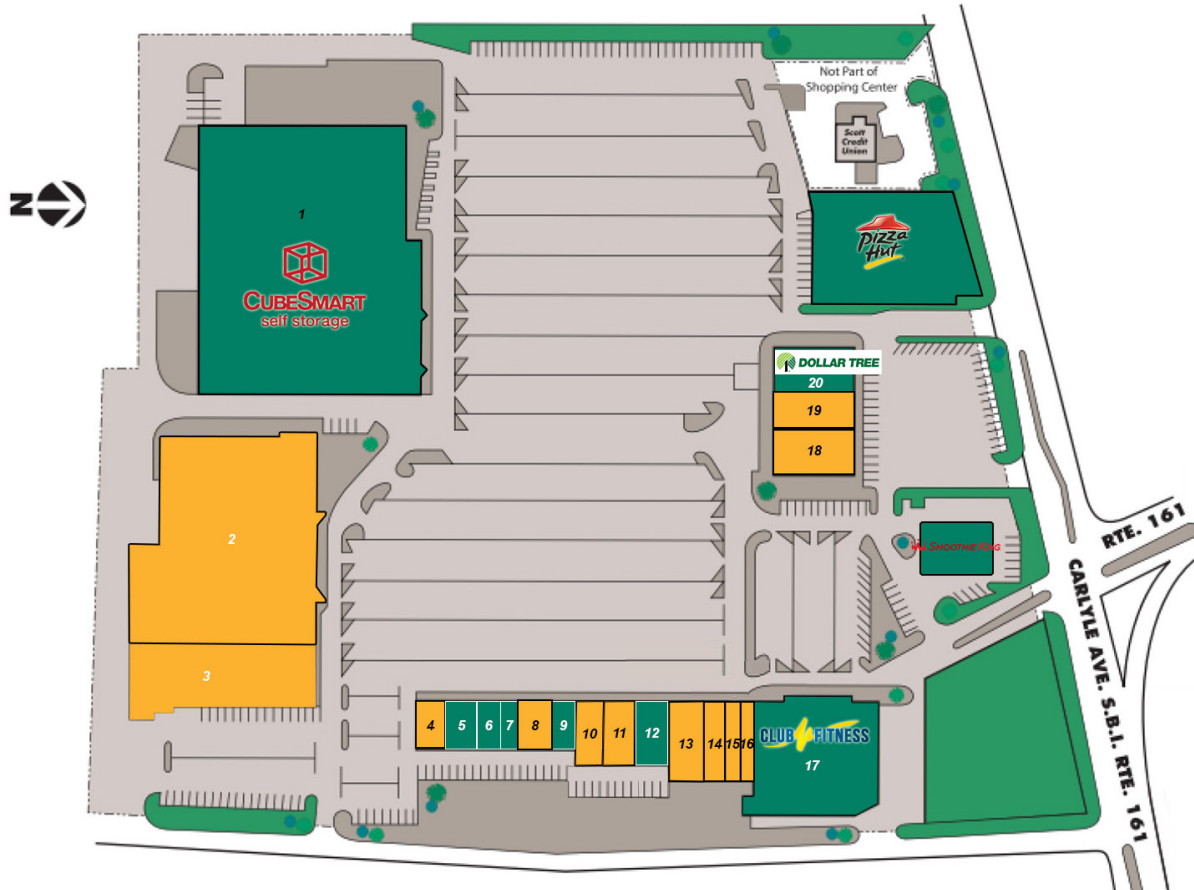
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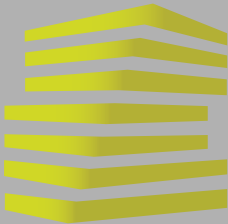


Suite	Tenant	SF
1	NOT OWNED	126,846
2	AVAILABLE	70,324
3	AVAILABLE	17,986
4	AVAILABLE	3,300
5	All Styles Barber & Beauty	2,700
6	Check 'N Go	1,800
7	Sammy Nail	1,500
8	AVAILABLE	2,400
9	China Town	1,800
10	AVAILABLE	2,400
11	AVAILABLE	4,400
12	H & R Block	4,400
13	AVAILABLE	4,000
14	AVAILABLE	4,000
15	AVAILABLE	2,000
16	AVAILABLE	2,000
17	Club Fitness	25,397
18	AVAILABLE	5,856
19	AVAILABLE	5,952
20	Dollar Tree	8,436

- 88,310 SF ANCHOR SPACE AVAILABLE (DIVISIBLE)
- JOIN CLUB FITNESS, DOLLAR TREE, AND SMOOTHIE KING
- SHOP SPACE AVAILABLE FROM 2,000 - 12,000 SF
- LOCATED ON HEAVILY TRAVELED CARLYLE AVENUE NEAR SOUTHWESTERN ILLINOIS COLLEGE
- SURROUNDED BY AN EXTREMELY DENSE RESIDENTIAL POPULATION
- CALL BROKER FOR PRICING



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## ZOOM AERIAL

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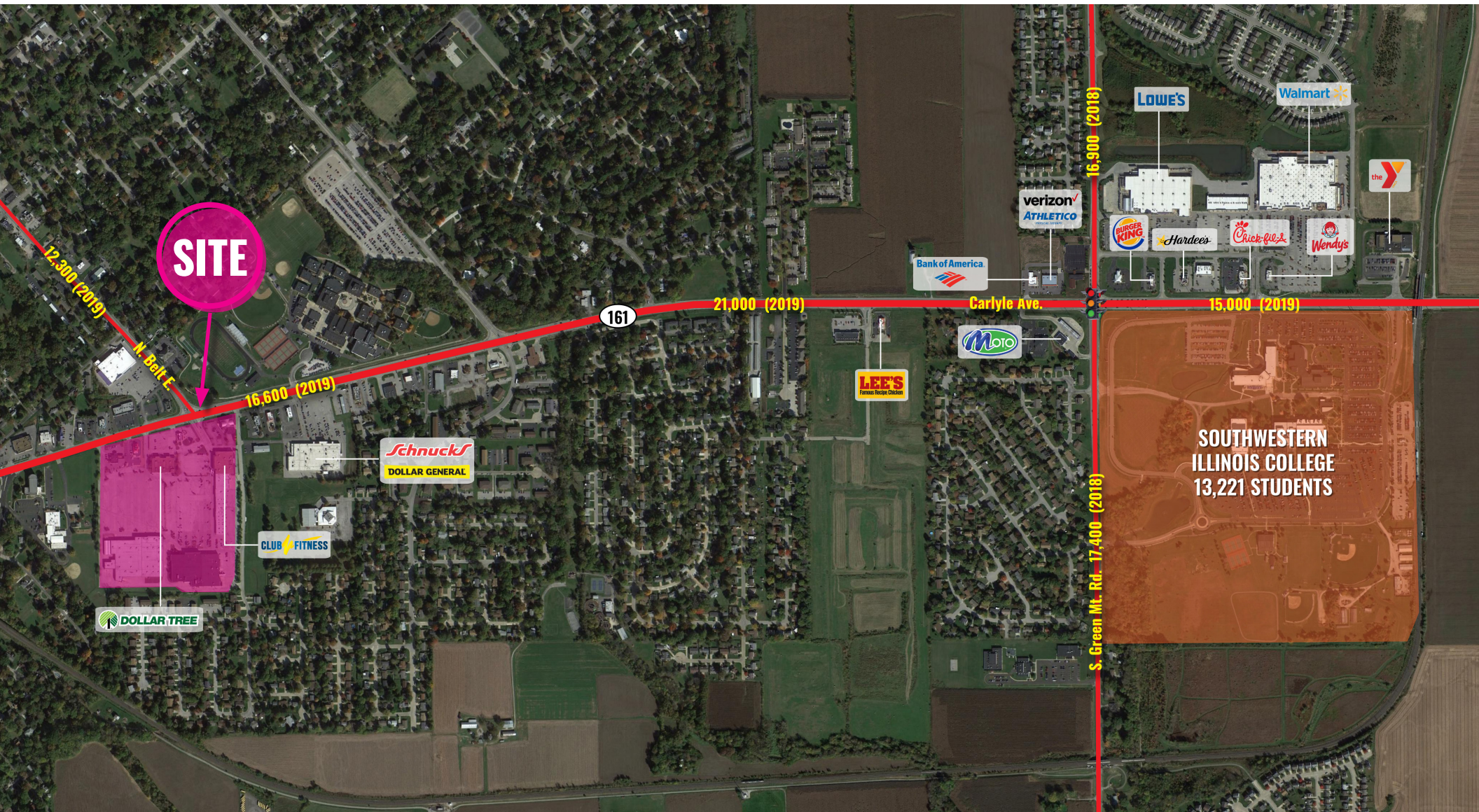
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