

**3090 HOMER  
ADAMS  
PKWY**

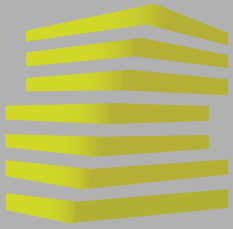
**ALTON, IL**



TAKE A  
**360°**  
VIRTUAL TOUR



**LOCATION.**  
commercial real estate



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## NEIGHBORHOOD VIBE

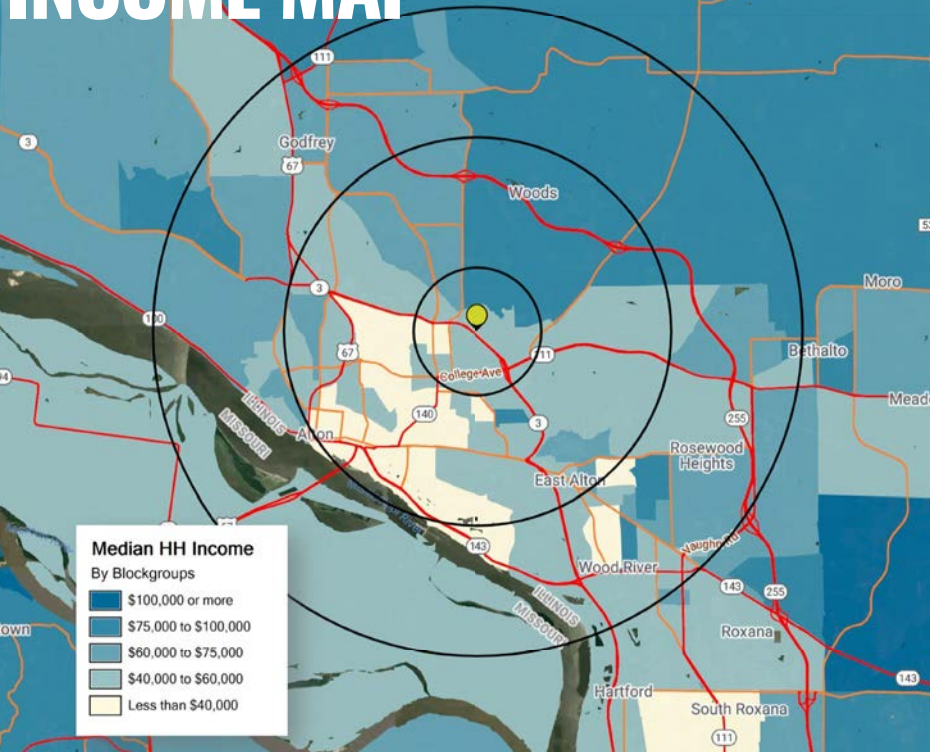
BEN WEIS

314.818.1563 (OFFICE)

314.629.6532 (MOBILE)

Ben@LocationCRE.com

### INCOME MAP



Located 25 miles north of St. Louis, The city of Alton is full of history, recreational opportunities, and business prospects.

Alton is home to the Southern Illinois University Edwardsville (SIUE) School of Dental Medicine, which is located on the former Shurtleff College campus. Alton High School and Marquette Catholic High School serve the area. Lewis & Clark Community College (the fastest growing community college in Illinois), in Godfrey, Illinois and SIUE, in Edwardsville, are nearby institutions of higher learning.

The city has been labeled "one of the most haunted small towns in America" by paranormal enthusiasts, due to its claimed haunted hot spots, such as McPike Mansion and other structures. The city holds regular "ghost tours" and has been visited by television crews hoping to film proof of the paranormal.

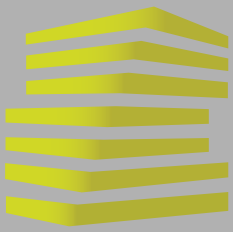
Also located in Alton is perhaps one of the hottest spots in the Midwest, Fast Eddie's Bon Air. It has been noted as one of the best bars in the St. Louis area. Over 4,000 half barrels of beer and thousands of cases of cans, bottles and liquor quench the thirst of their patrons every year. The legendary food aspect, serves an assortment of grilled burgers, shish-kabobs, bratwurst and boiled shrimp all sold at low prices. Fast Eddie's has won statewide praise as it has been named a recipient of an "Enjoy Illinois: Delicious Destination" award. Fast Eddie's Bon Air is among a select group of Illinois establishments to receive the unique designation.

Some of Alton's major employers include Olin Corporation, St. Anthony's Health Center, Argosy Casino, Global Brass & Copper, Alton School District, Alton Memorial Hospital, American Water and Alton Steel.

2020 DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVG HH INCOME	1 MILE	3 MILES	5 MILES
				<u>4,721</u>	<u>31,893</u>	<u>66,773</u>
				<u>2,149</u>	<u>13,897</u>	<u>28,784</u>
				<u>\$59,685</u>	<u>\$59,211</u>	<u>\$70,243</u>





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## PHOTOS + DETAILS

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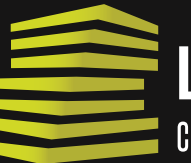
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- RETAIL CENTER FOR SALE OR LEASE
- 720-1,900 SF OFFICE | RETAIL SPACE AVAILABLE
- 3,250 SF LOWER LEVEL WALK-OUT AVAILABLE
- HIGHLY VISIBLE WITH SIGNAGE ON HOMER ADAMS PKWY
- AREA RETAILERS INCLUDE SAVE-A-LOT, PLANET FITNESS, DOLLAR GENERAL, ALDI, HARBOR FREIGHT TOOLS, TRACTOR SUPPLY, AND SCHNUCK'S
- CONTACT BROKER FOR MORE INFORMATION OR TO SCHEDULE A SHOWING.
- ESTIMATED NETS \$4.36 PSF
- CONTACT BROKER FOR LEASE RATES | SALE PRICE



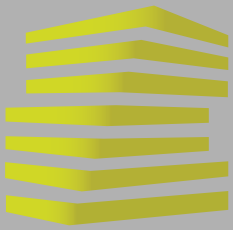
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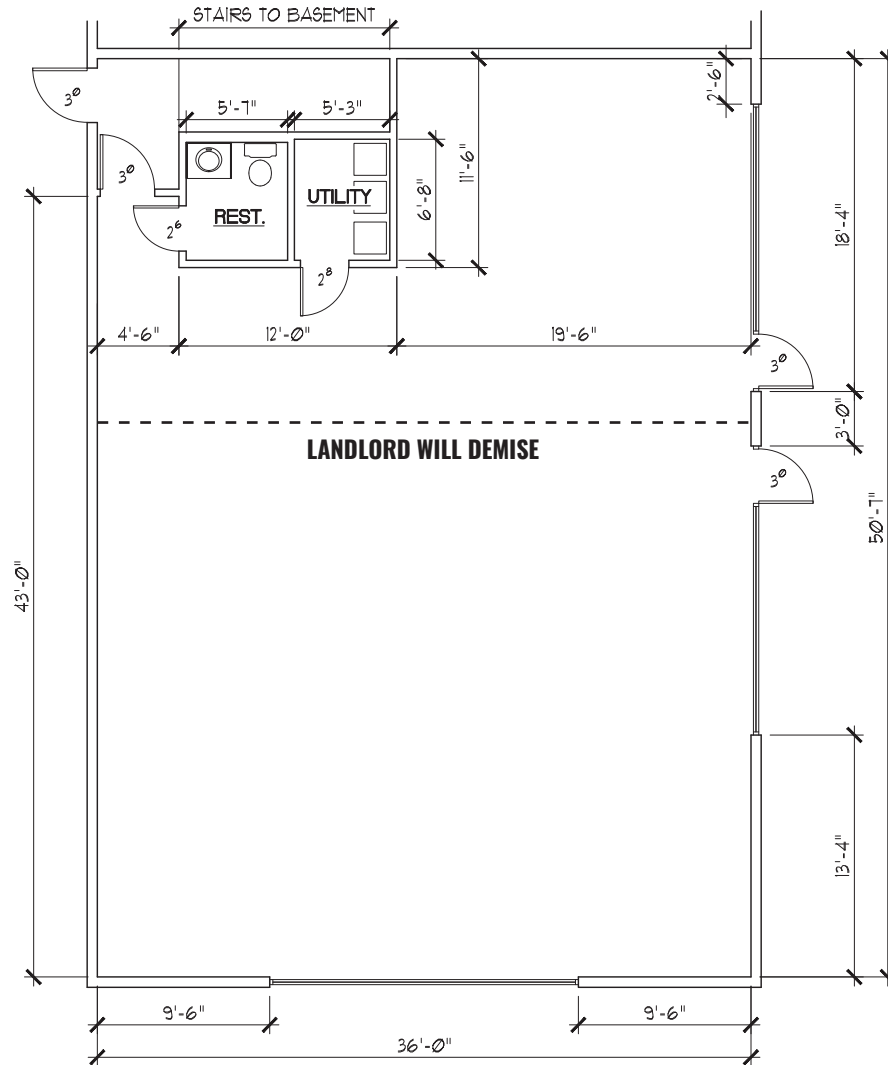
## UPPER LEVEL FLOOR PLAN

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**VIEW 360 VIRTUAL TOUR NOW! | UPPER LEVEL**



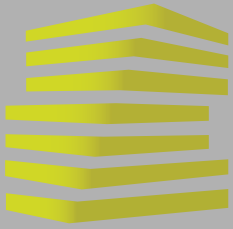
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## MARKET AERIAL

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