

RETAIL PROPERTY FOR SALE OR LEASE

4508 W. Main

4508 W. MAIN STREET, BELLEVILLE, IL 62226



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RETAIL PROPERTY FOR SALE OR LEASE
4508 W. MAIN STREET, BELLEVILLE, IL 62226

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	5,512 SF
Lease Rate:	\$10.00 - 12.00 SF/yr (NNN)
Sale Price:	\$650,000
Lot Size:	1.78 Acres
Year Built:	1972
Building Size:	5,512
Zoning:	C-1
Municipality:	Belleville
Submarket:	St. Clair County
Traffic Count:	17,300

PROPERTY OVERVIEW

Ideally situated near the heavily trafficked intersection of West Main Street and North Belt West, this freestanding restaurant offers excellent visibility with 160' of frontage. The property features a full commercial kitchen with the hood, walk-in freezer, walk in refrigerator, and dishwasher included. Existing seating and tables for 170 people also included.

LOCATION OVERVIEW

Belleville is a city in St. Clair County, Illinois, co-extensive with Belleville Township. Belleville is the county seat of St. Clair County and the most populated city in the Metro-East region of the St. Louis Metropolitan Area and in Southern Illinois. The largest employers in this area include Scott Air Force Base, Memorial Hospital, and Southwestern Illinois College.

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PROPERTY DETAILS

LEASE RATE

\$10.00 - 12.00 SF/YR

SALE PRICE

\$650,000

LOCATION INFORMATION

Building Name	4508 W. Main Street
Street Address	4508 W. Main Street
City, State, Zip	Belleville, IL 62226
County/Township	Saint Clair
Municipality	Belleville
Submarket	St. Clair County
Cross Streets	W. Main & N. Belt West
Nearest Highway	I-64, I-255
Nearest Airport	Lambert St. Louis International, MidAmerica St. Louis Airport

BUILDING INFORMATION

Building Size	5,512 SF
Occupancy %	0%
Tenancy	Single
Number Of Floors	1
Year Built	1972
Free Standing	Yes
Number Of Buildings	1
Signage	Pylon

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Restaurant
Zoning	C-1
Lot Size	1.78 Acres
APN#	08-18.0-208-077
Lot Frontage	160
Lot Depth	485
Corner Property	no
Traffic Count	17,300
Traffic Count Street	N. Belt West

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number Of Spaces	160

OPERATING EXPENSES

CAM	\$1.35
Taxes	\$2.19
Insurance	\$0.50
Total	\$4.04

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ADDITIONAL PHOTOS



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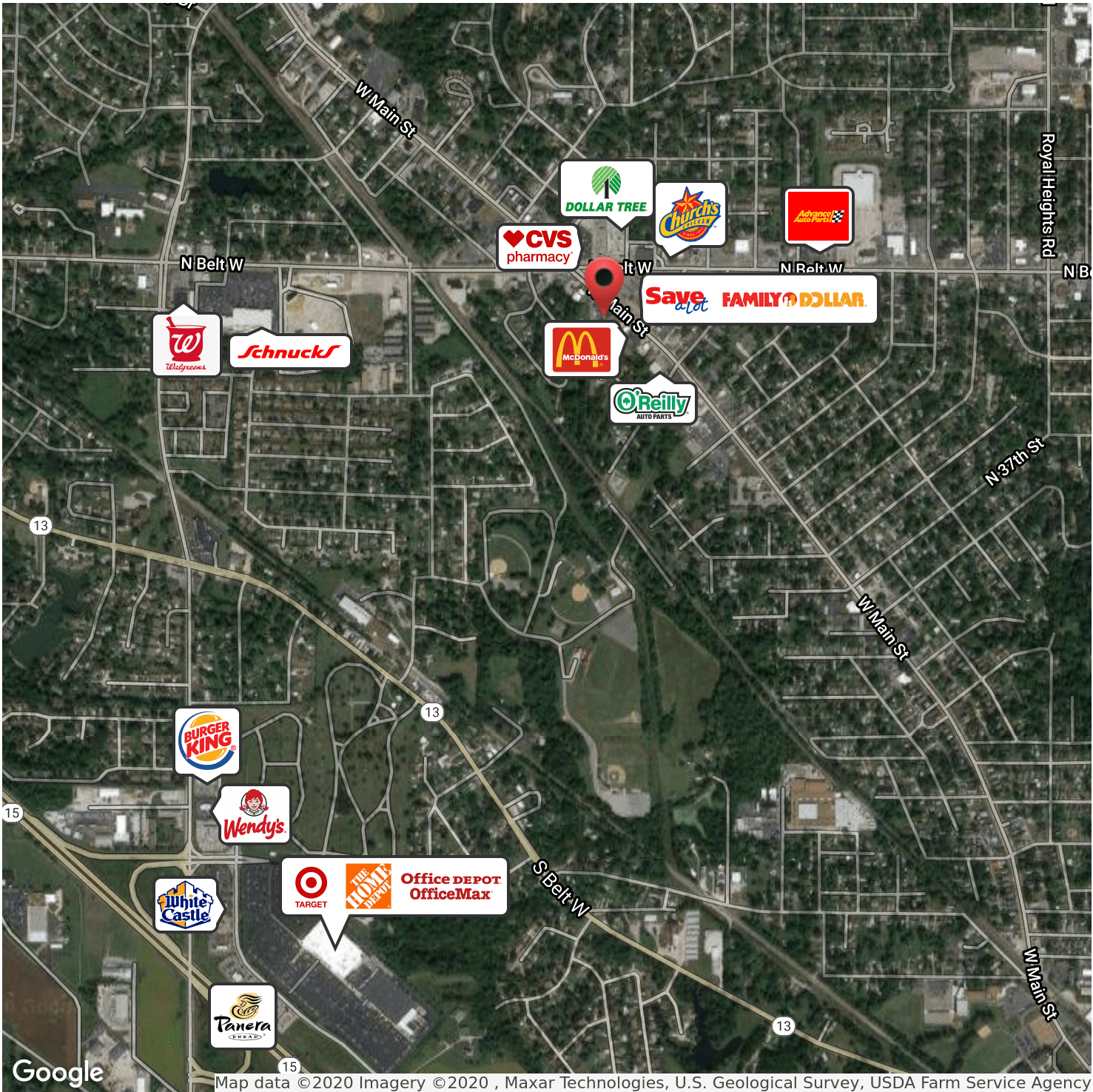
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RETAILER MAP

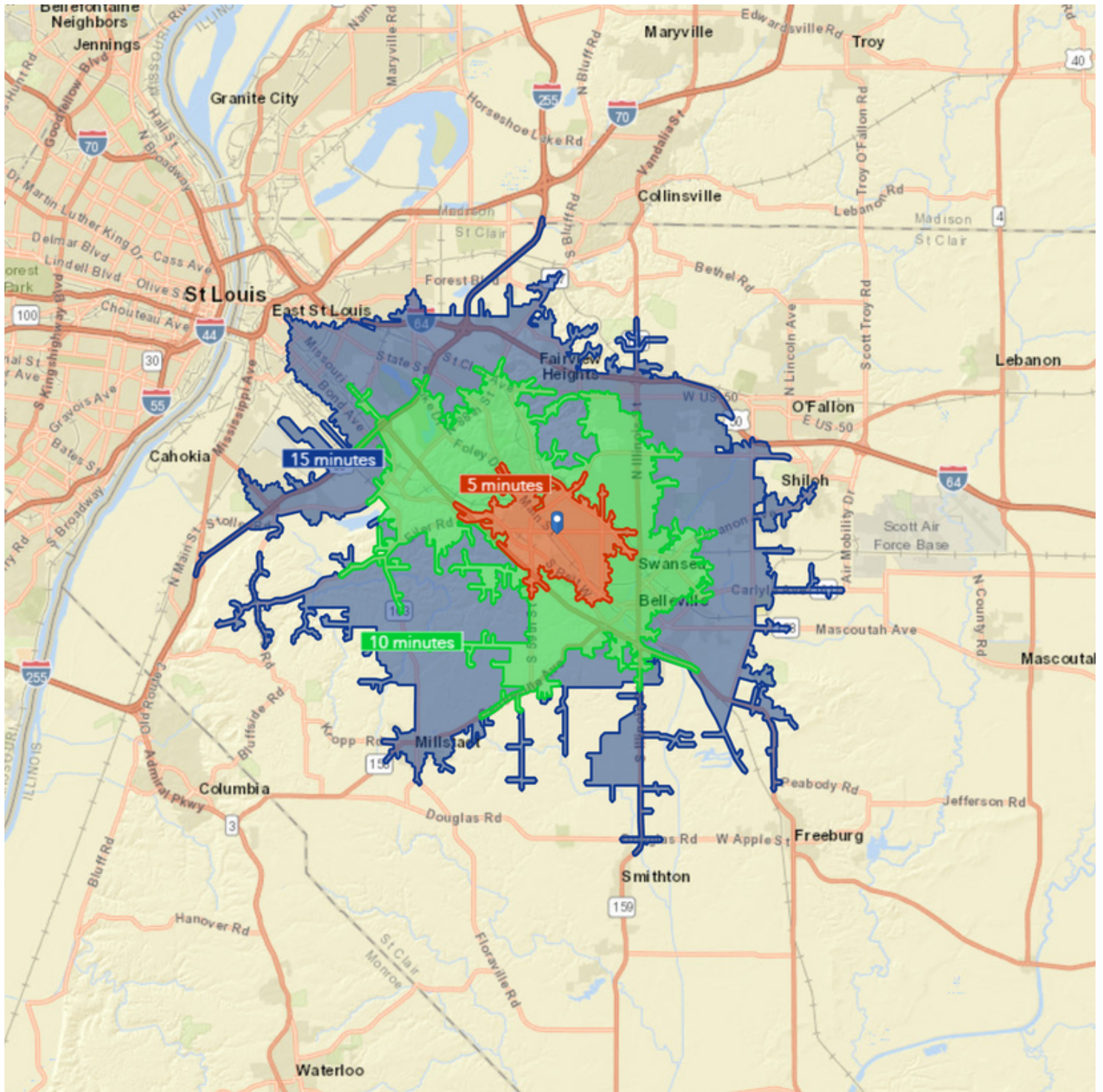


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DRIVE TIME MAP - 5, 10, 15 MINUTES



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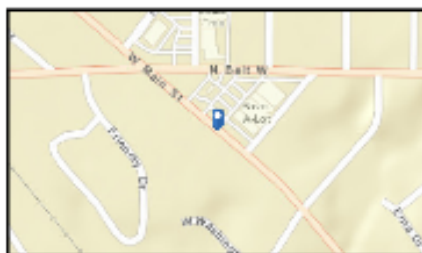
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Map showing the area around the intersection of N Belt W and W Washington St. The map displays various streets and property values. A blue location pin is placed at the intersection, with a value of 11,000. Other values are shown in red and yellow boxes along the streets. A scale bar at the bottom left indicates 0, 0.035, and 0.07 miles.

Location	Value
Intersection of N Belt W and W Washington St	11,000
Intersection of N Belt W and W Main St	17,300
Intersection of N Belt W and W 47th St	17,300
Intersection of N Belt W and W 46th St	16,000
Intersection of N Belt W and W 45th St	16,000
Intersection of N Belt W and W 44th St	16,000
Intersection of N Belt W and W 43rd St	19,400
Intersection of N Belt W and W 42nd St	16,000
Intersection of N Belt W and W 41st St	16,000
Intersection of N Belt W and W 40th St	16,000
Intersection of N Belt W and W 39th St	16,000
Intersection of N Belt W and W 38th St	16,000
Intersection of N Belt W and W 37th St	16,000
Intersection of N Belt W and W 36th St	16,000
Intersection of N Belt W and W 35th St	16,000
Intersection of N Belt W and W 34th St	16,000
Intersection of N Belt W and W 33rd St	16,000
Intersection of N Belt W and W 32nd St	16,000
Intersection of N Belt W and W 31st St	16,000
Intersection of N Belt W and W 30th St	16,000
Intersection of N Belt W and W 29th St	16,000
Intersection of N Belt W and W 28th St	16,000
Intersection of N Belt W and W 27th St	16,000
Intersection of N Belt W and W 26th St	16,000
Intersection of N Belt W and W 25th St	16,000
Intersection of N Belt W and W 24th St	16,000
Intersection of N Belt W and W 23rd St	16,000
Intersection of N Belt W and W 22nd St	16,000
Intersection of N Belt W and W 21st St	16,000
Intersection of N Belt W and W 20th St	16,000
Intersection of N Belt W and W 19th St	16,000
Intersection of N Belt W and W 18th St	16,000
Intersection of N Belt W and W 17th St	16,000
Intersection of N Belt W and W 16th St	16,000
Intersection of N Belt W and W 15th St	16,000
Intersection of N Belt W and W 14th St	16,000
Intersection of N Belt W and W 13th St	16,000
Intersection of N Belt W and W 12th St	16,000
Intersection of N Belt W and W 11th St	16,000
Intersection of N Belt W and W 10th St	16,000
Intersection of N Belt W and W 9th St	16,000
Intersection of N Belt W and W 8th St	16,000
Intersection of N Belt W and W 7th St	16,000
Intersection of N Belt W and W 6th St	16,000
Intersection of N Belt W and W 5th St	16,000
Intersection of N Belt W and W 4th St	16,000
Intersection of N Belt W and W 3rd St	16,000
Intersection of N Belt W and W 2nd St	16,000
Intersection of N Belt W and W 1st St	16,000
Intersection of N Belt W and W 0th St	16,000
Intersection of N Belt W and W -1st St	16,000
Intersection of N Belt W and W -2nd St	16,000
Intersection of N Belt W and W -3rd St	16,000
Intersection of N Belt W and W -4th St	16,000
Intersection of N Belt W and W -5th St	16,000
Intersection of N Belt W and W -6th St	16,000
Intersection of N Belt W and W -7th St	16,000
Intersection of N Belt W and W -8th St	16,000
Intersection of N Belt W and W -9th St	16,000
Intersection of N Belt W and W -10th St	16,000
Intersection of N Belt W and W -11th St	16,000
Intersection of N Belt W and W -12th St	16,000
Intersection of N Belt W and W -13th St	16,000
Intersection of N Belt W and W -14th St	16,000
Intersection of N Belt W and W -15th St	16,000
Intersection of N Belt W and W -16th St	16,000
Intersection of N Belt W and W -17th St	16,000
Intersection of N Belt W and W -18th St	16,000
Intersection of N Belt W and W -19th St	16,000
Intersection of N Belt W and W -20th St	16,000
Intersection of N Belt W and W -21st St	16,000
Intersection of N Belt W and W -22nd St	16,000
Intersection of N Belt W and W -23rd St	16,000
Intersection of N Belt W and W -24th St	16,000
Intersection of N Belt W and W -25th St	16,000
Intersection of N Belt W and W -26th St	16,000
Intersection of N Belt W and W -27th St	16,000
Intersection of N Belt W and W -28th St	16,000
Intersection of N Belt W and W -29th St	16,000
Intersection of N Belt W and W -30th St	16,000
Intersection of N Belt W and W -31st St	16,000
Intersection of N Belt W and W -32nd St	16,000
Intersection of N Belt W and W -33rd St	16,000
Intersection of N Belt W and W -34th St	16,000
Intersection of N Belt W and W -35th St	16,000
Intersection of N Belt W and W -36th St	16,000
Intersection of N Belt W and W -37th St	16,000
Intersection of N Belt W and W -38th St	16,000
Intersection of N Belt W and W -39th St	16,000
Intersection of N Belt W and W -40th St	16,000
Intersection of N Belt W and W -41st St	16,000
Intersection of N Belt W and W -42nd St	16,000
Intersection of N Belt W and W -43rd St	16,000
Intersection of N Belt W and W -44th St	16,000
Intersection of N Belt W and W -45th St	16,000
Intersection of N Belt W and W -46th St	16,000
Intersection of N Belt W and W -47th St	16,000
Intersection of N Belt W and W -48th St	16,000
Intersection of N Belt W and W -49th St	16,000
Intersection of N Belt W and W -50th St	16,000
Intersection of N Belt W and W -51st St	16,000
Intersection of N Belt W and W -52nd St	16,000
Intersection of N Belt W and W -53rd St	16,000
Intersection of N Belt W and W -54th St	16,000
Intersection of N Belt W and W -55th St	16,000
Intersection of N Belt W and W -56th St	



- ▲ Up to 6,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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DEMOGRAPHIC OVERVIEW - 3 MILES

KEY FACTS

47,907

Population



Average
Household Size

41.2

Median Age

\$51,090

Median Household
Income

EDUCATION

7%

No High
School
Diploma



28%

High School
Graduate



39%

Some College



26%

Bachelor's/Grad/Prof
Degree

BUSINESS



1,791

Total Businesses



22,810

Total Employees

EMPLOYMENT



White Collar

62%



Blue Collar

21%



Services

17%

5.8%

Unemployment
Rate

INCOME



\$51,090

Median Household
Income



\$29,292

Per Capita Income



\$77,027

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.1%)

The smallest group: \$150,000 - \$199,999 (3.5%)

Indicator	Value	Difference	
<\$15,000	13.6%	-0.6%	
\$15,000 - \$24,999	12.1%	+1.0%	
\$25,000 - \$34,999	9.5%	+0.7%	
\$35,000 - \$49,999	13.6%	+1.0%	
\$50,000 - \$74,999	19.1%	+1.3%	
\$75,000 - \$99,999	13.3%	+0.4%	
\$100,000 - \$149,999	11.4%	-1.7%	
\$150,000 - \$199,999	3.5%	-0.9%	
\$200,000+	3.9%	-1.2%	

Bars show deviation from
St. Clair County

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