

HARD CORNER OUT-PARCEL AT STOP LIGHT

# ALTON, IL - DEVELOPMENT POTENTIAL

2723 CORNER COURT, ALTON, IL 62002



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RETAIL PROPERTY FOR SALE OR LEASE  
2723 CORNER COURT, ALTON, IL 62002

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale / Lease Pricing: Negotiable

Lot Size: 1.09 Acres

Building Size: 7,802 SF

Zoning: Traffic Counts: Commercial

### PROPERTY OVERVIEW

This Free Standing Restaurant is positioned just off Homer Adams Parkway in Alton. The 7,802 SF building is positioned on 1.092 acres in the middle of the main commercial corridor at the intersection of Homer Adams and Humber Street. The site is conveniently located with ample parking and excellent exposure from Homer Adams.

### PROPERTY HIGHLIGHTS:

- Traffic Counts fronting the subject property are 25,400 cars per day.
- A large pylon sign fronts Homer Adams Parkway in-front of the restaurant.
- The property has 82 parking spaces out-front of the restaurant.

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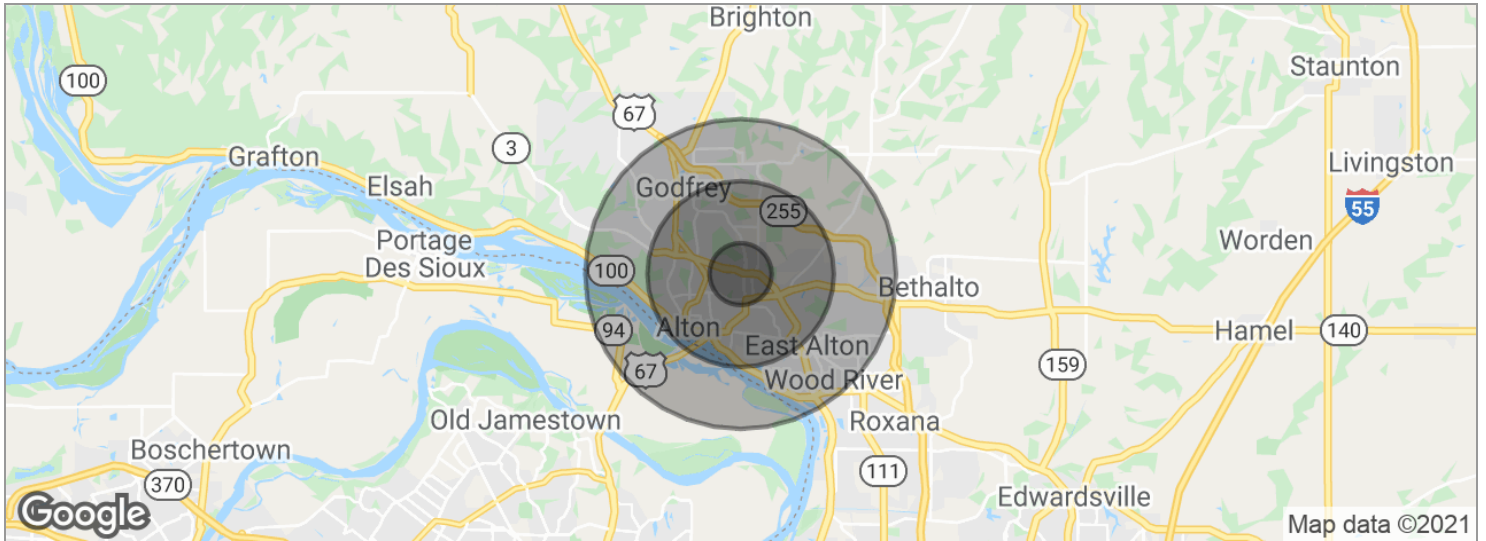
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## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,771	33,994	62,061
Median age	39.0	36.5	37.8
Median age (Male)	36.8	34.4	36.3
Median age (Female)	44.1	39.0	39.6

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,072	13,964	25,727
# of persons per HH	2.3	2.4	2.4
Average HH income	\$48,300	\$47,915	\$50,381
Average house value	\$184,309	\$90,663	\$101,600

*\* Demographic data derived from 2010 US Census*

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