

1609 W. MAIN ST.

1609 W. MAIN ST., BELLEVILLE, IL 62220

PROPERTY SUMMARY



LOCATION DESCRIPTION

Situated in the vibrant city of Belleville, the area surrounding 1609 W. Main St. offers a dynamic mix of local attractions and amenities, making it an ideal location for retail or street retail tenants. The property benefits from its close proximity to the historic Main Street, known for its array of local shops, restaurants, and cultural venues, creating a bustling atmosphere with a steady flow of foot traffic. Nearby destinations such as the Belleville Antique Row and the Belleville Historic District further enhance the area's appeal. With its strong sense of community and easy access to major roadways, the location provides an excellent opportunity for retail businesses to establish a prominent presence and engage with the diverse consumer base of Belleville.

PROPERTY HIGHLIGHTS

- Versatile layout accommodating various retail or commercial uses
- Ample on-site parking for customers and employees
- Customizable interiors to suit specific business requirements

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	3,410 SF
Building Size:	13,018 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,225	24,175	43,986
Total Population	8,277	48,597	90,693
Average HH Income	\$46,479	\$58,854	\$67,954

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com

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ADDITIONAL PHOTOS



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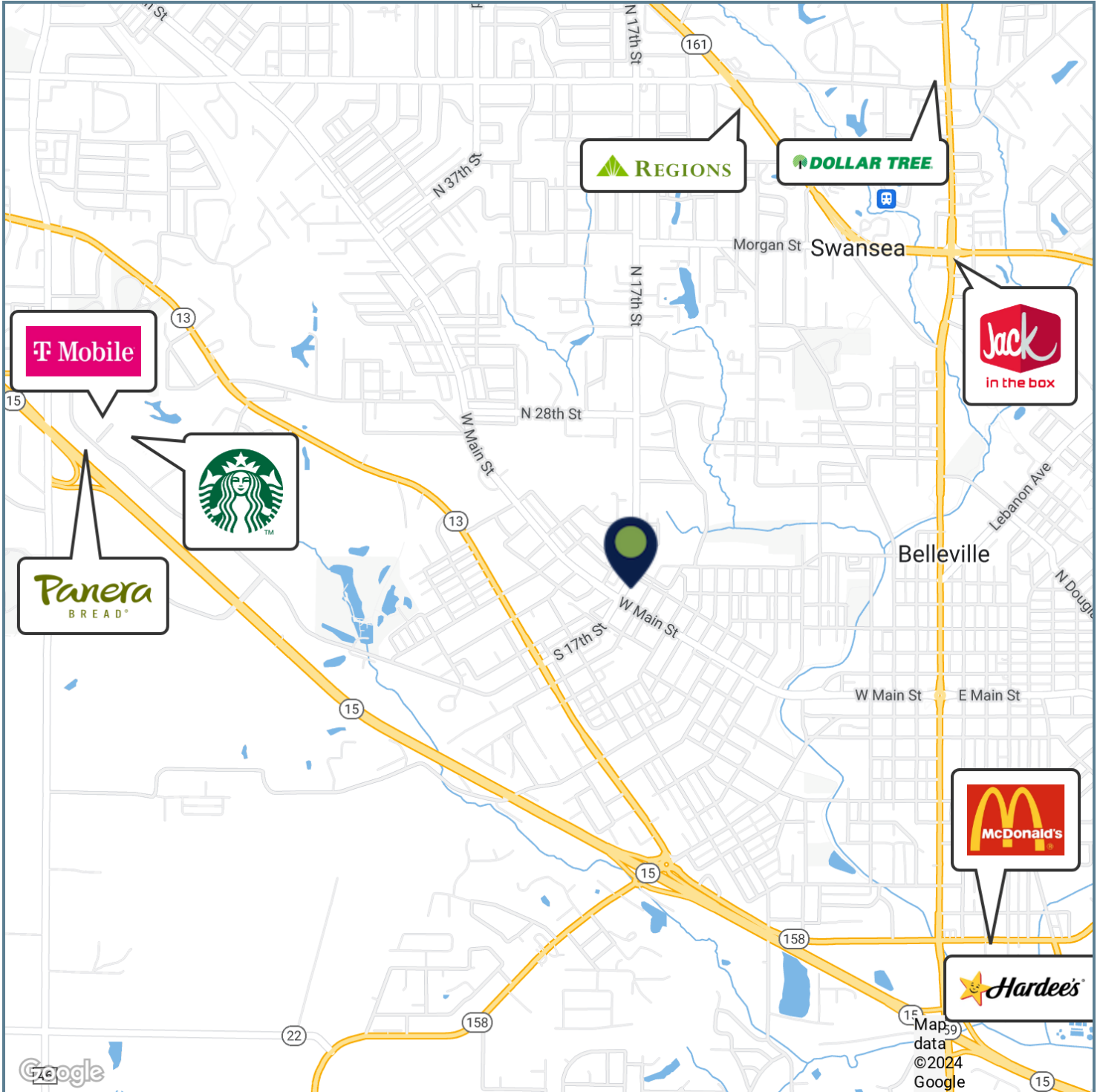
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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
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RETAILER MAP



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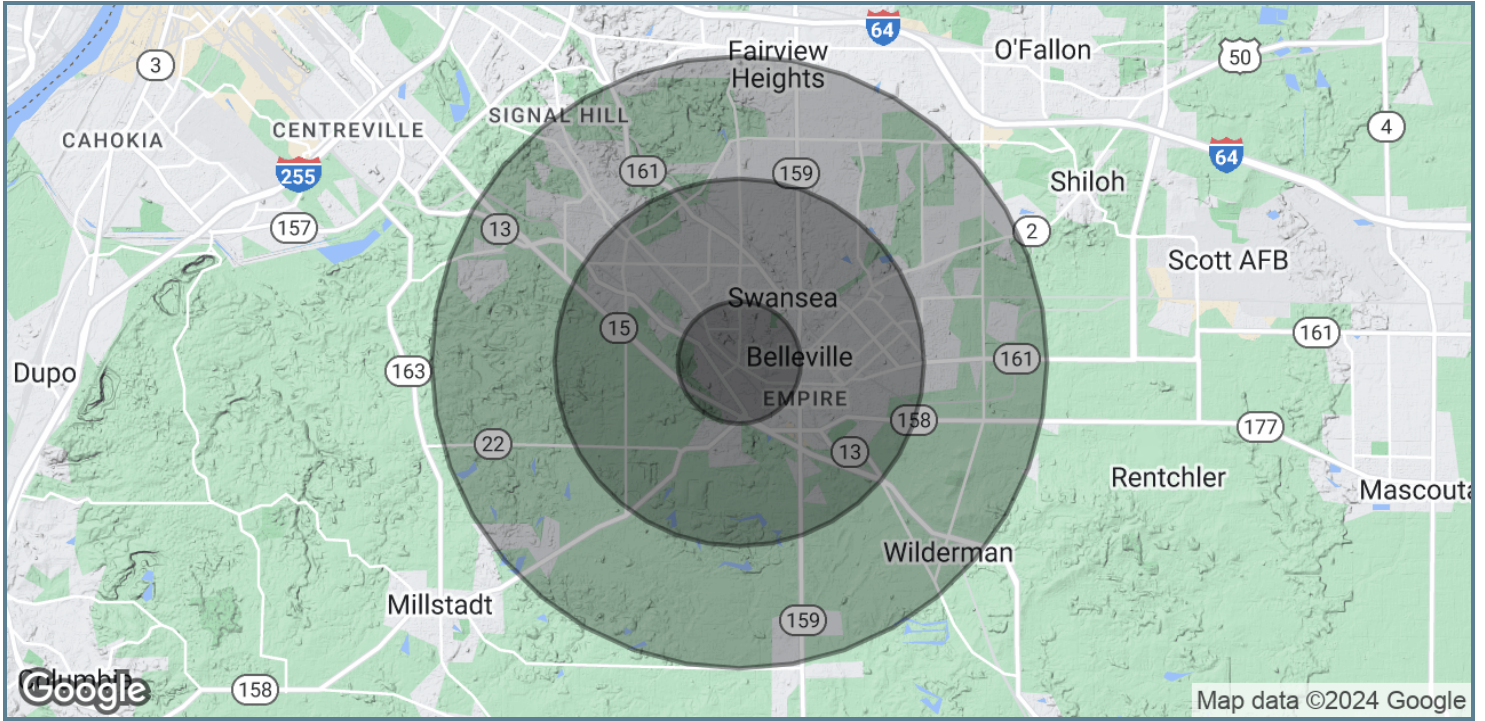
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,277	48,597	90,693
Average Age	37.9	40.4	40.3
Average Age (Male)	35.9	38.2	38.8
Average Age (Female)	41.0	42.4	42.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,225	24,175	43,986
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$46,479	\$58,854	\$67,954
Average House Value	\$84,052	\$110,021	\$134,560

2020 American Community Survey (ACS)

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