

Former Walmart

1511 Camp Jackson Road
Cahokia, IL 62206
Store #747

67,601 Sq. Ft.

Property Information

- + Built in 1985
- + Easily accessible to I-255
- + 6.11 Acres
- + Less than 15 minutes to Downtown St. Louis
- + Shopping center entrance is signalized
- + Camp Jackson Shopping Center averages 970,800 visitors annually



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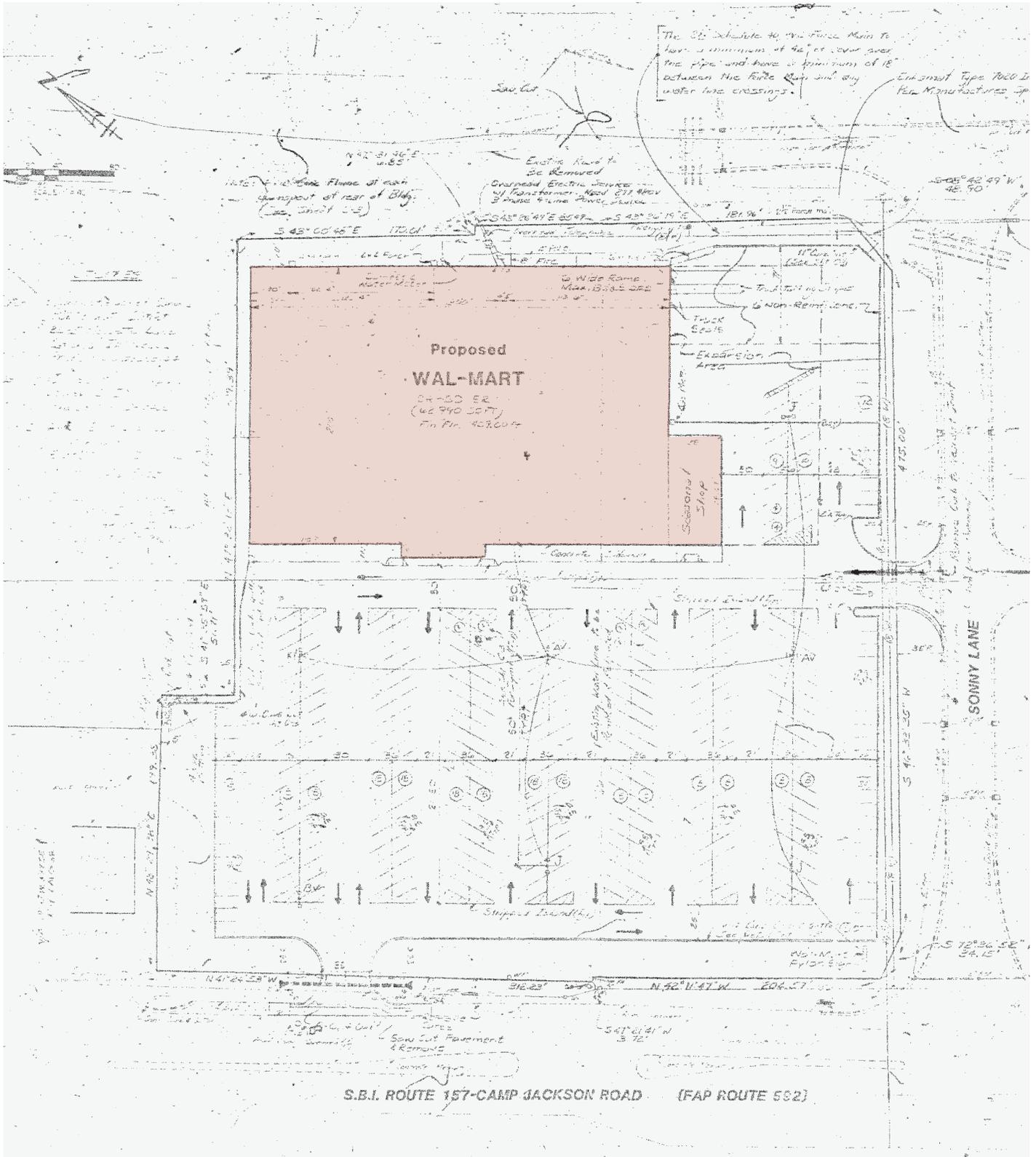
Site Overview

Annual Number of Visits

- + Schnucks - 622,300
- + Dollar General - 101,200
- + Quality Inn - 54,300
- + Auto Zone - 33,800
- + Metro by T-Mobile - 9,700
- + Little Caesar's - 9,400
- + American Freight - 9,100



Site Plan



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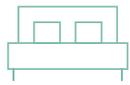
Area Overview

Cahokia is part of the St. Louis Metropolitan area in northwestern St. Clair County, IL. The region thrives from the \$2 billion of annual economic benefits from Scott Air Force Base, as it's located a half hour east of the city and one of the top five employers in the St. Louis region.



**Businesses
(5 Mi)**

3,015



**Hotels
(5 Mi)**

- 4 Hotels
- 259 Rooms



**Employees
(5 Mi)**

60,468



**Major
Employers**

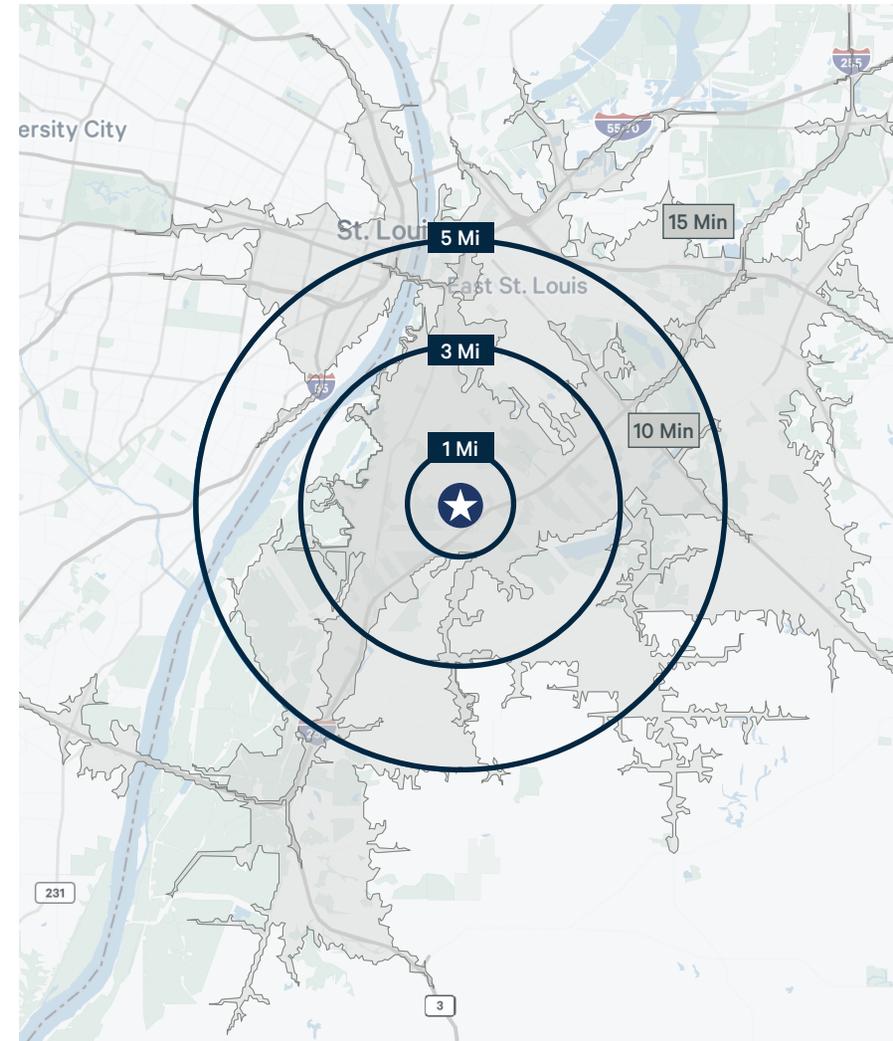
- Scott AFB
- Casino Queen
- Cahokia School District



**Traffic
Generators**

- Casino Queen
- Gateway Arch
- World Wide Technology Raceway

2022 Estimates	Total Population	Daytime Population	Total Households	Median HH Income	Median Age
1 Mile	4,954	4,468	1,658	\$49,078	33.2
3 Miles	16,553	17,702	6,198	\$42,167	33.9
5 Miles	91,719	110,273	39,845	\$49,219	35.1
5 Minutes	9,698	8,421	3,483	\$43,895	32.6
10 Minutes	29,833	38,634	12,015	\$47,437	35.6
15 Minutes	167,309	280,815	75,596	\$58,834	35.7



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