



FOR LEASE

651 CARLYLE AVE
BELLEVILLE, IL 62221



1,208 - 4,040 SF
Available



**Adjacent to Bellville
East High School**



**Less than 7 miles to
Scott Air Force Base**



**Ample Parking
Available**

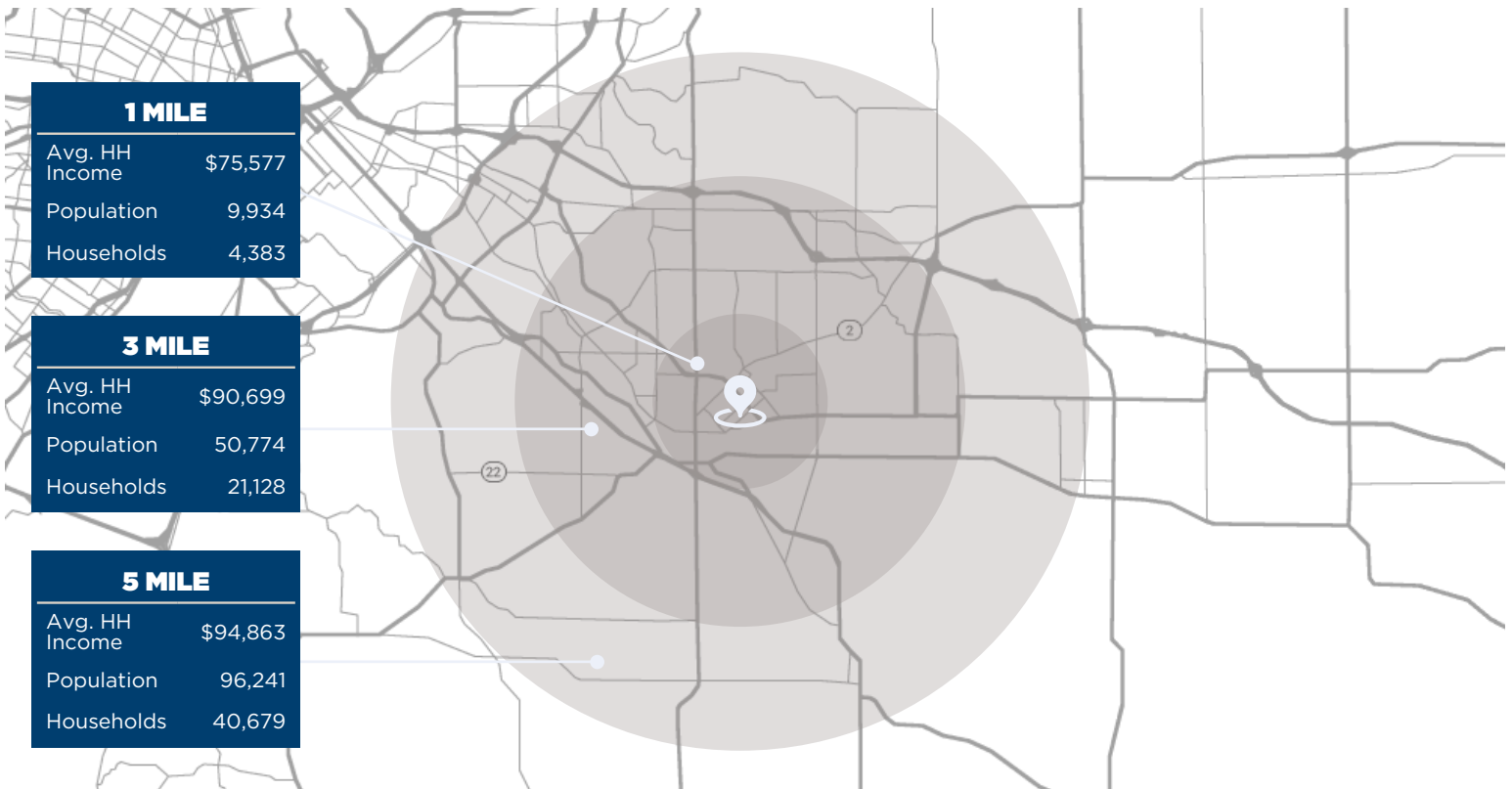
Tom Bajardi, CCIM, SIOR
tbajardi@sansonegroup.com

Property Features

- High traffic location with strong nearby retailers including: a high performing Schnucks (top 74% in Illinois), CVS, Dollar Tree, Walgreens, McDonalds, Taco Bell and a very high performing Walmart (top 79% in the country/top 82% in Illinois).
- Adjacent to Belleville East High School
- Less than 7 miles from Scott Air Force Base

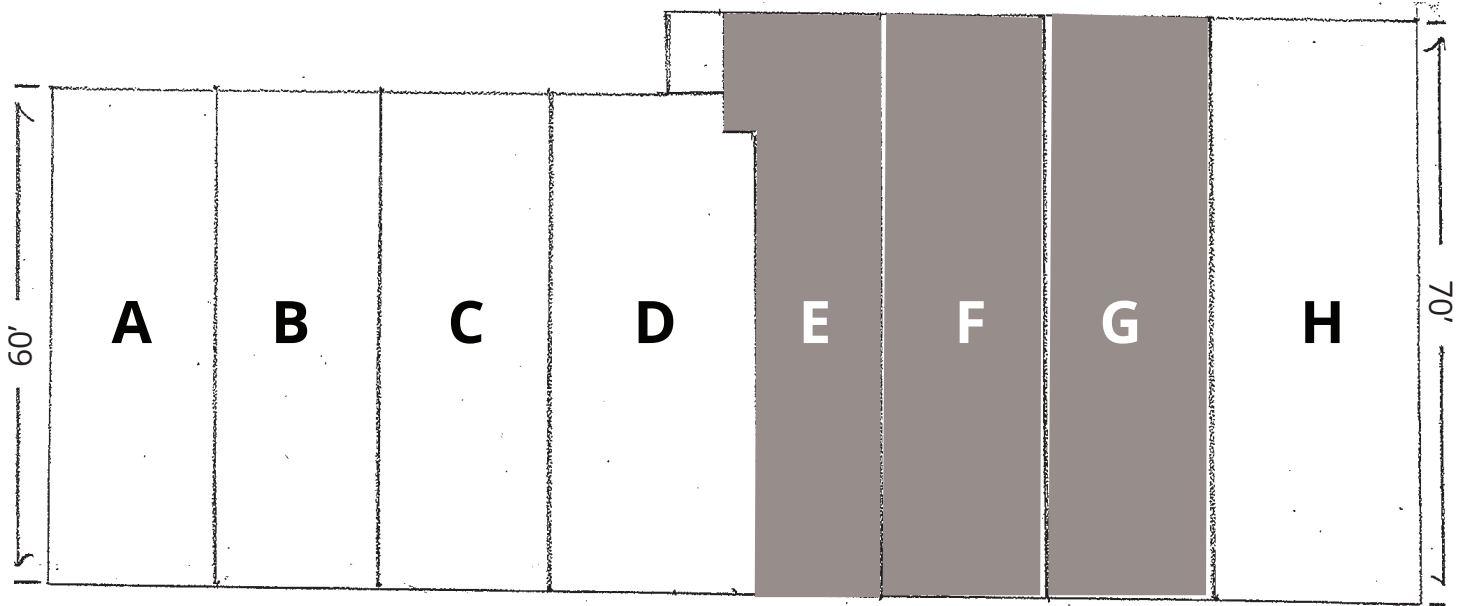


Area Demographics



Site Plan

651 CARLYLE AVE., BELLEVILLE, IL



Tenant Index

| SUITE | TENANT | SF |
|-------|----------------|-------|
| A | Pizza World | 1,200 |
| B | Liberty Tax | 1,200 |
| C | Fantastic Sams | 1,200 |
| D | China King | 1,460 |
| E | AVAILABLE | 1,208 |
| F | AVAILABLE | 1,432 |
| G | AVAILABLE | 1,400 |
| H | Penn Station | 1,828 |

AVAILABLE = AVAILABLE



Tom Bajardi, CCIM SIOR
 tbajardi@sansonegroup.com



314.727.6664

SANSONEGROUP.COM

120 S. Central Ave. | Ste. 500 | St. Louis, MO 63105

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.