

# SALE

## 1520 WASHINGTON AVENUE

1520 Washington Ave Alton, IL 62002



**SALE PRICE**

**\$350,000**

**Rick Lauschke**  
(618) 444-9182

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## PROPERTY DESCRIPTION

Formerly the US Bank building, located in Alton with 9,677 s.f. on the main level and approximately 9,000 s.f. of finished lower level space. There is an elevator to service the two floors. There are a number of offices, conference rooms, a kitchenette, safe deposit bank vault. There are approximately 100 parking spaces and an additional lot for future development. The property is zoned C-2 General Commercial. Uses include office, communications, education, retail, vocational schools, religious organizations, childcare center, medical offices, etc.

## PROPERTY HIGHLIGHTS

- Office/Retail Space
- Drive Through
- Elevator
- Building and Monument Signage
- Surface Parking
- Average Traffic is 9,100 VPD

## OFFERING SUMMARY

|                |           |
|----------------|-----------|
| Sale Price:    | \$350,000 |
| Lot Size:      | 27,329 SF |
| Building Size: | 18,677 SF |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,739    | 12,811   | 26,790   |
| Total Population  | 8,470    | 28,726   | 61,346   |
| Average HH Income | \$61,188 | \$66,840 | \$80,705 |

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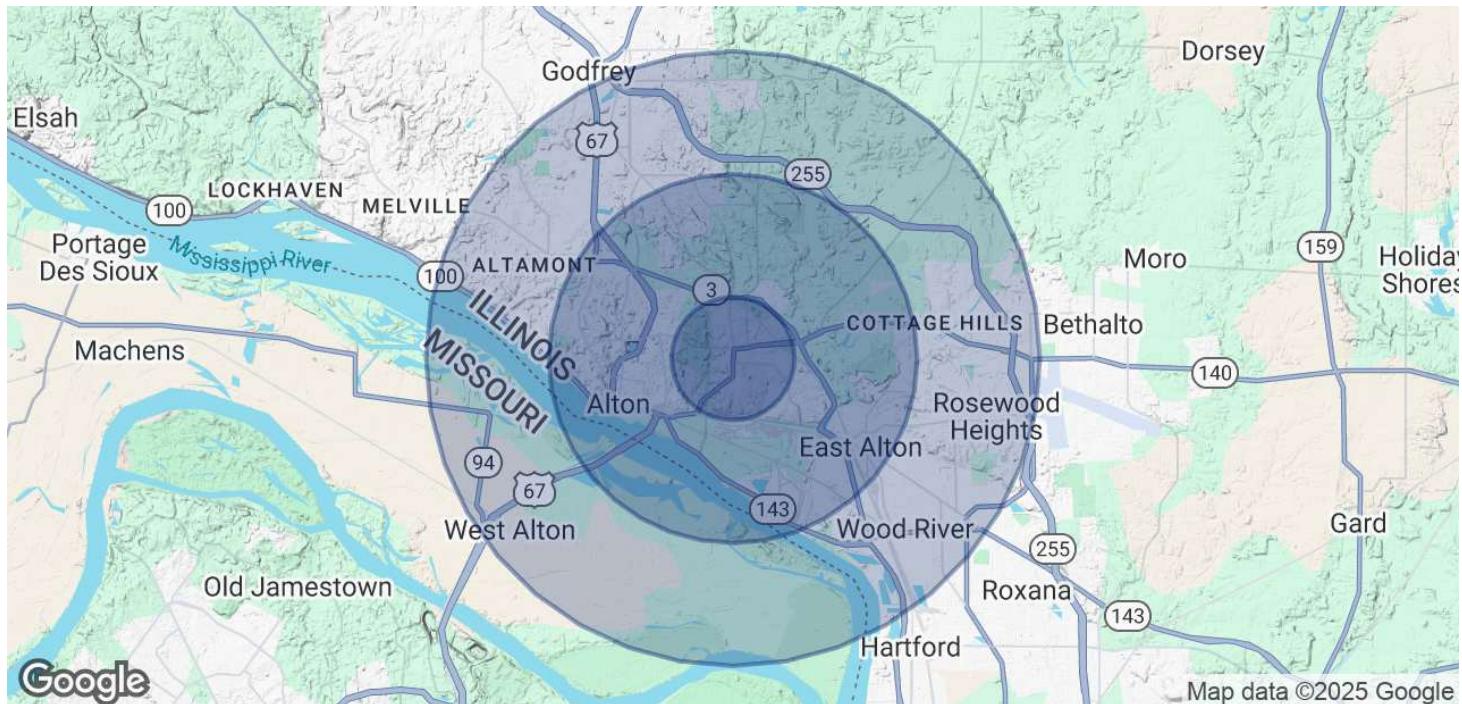


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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,470  | 28,726  | 61,346  |
| Average Age          | 40     | 42      | 43      |
| Average Age (Male)   | 39     | 40      | 41      |
| Average Age (Female) | 41     | 43      | 44      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,739     | 12,811    | 26,790    |
| # of Persons per HH | 2.3       | 2.2       | 2.3       |
| Average HH Income   | \$61,188  | \$66,840  | \$80,705  |
| Average House Value | \$103,206 | \$124,135 | \$149,834 |

Demographics data derived from AlphaMap

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