

LEASE

90 NORTHPORT DR.

90 Northport Dr. Alton, IL 62002



LEASE RATE

\$13.00 SF/yr

Rick Lauschke
(618) 444-9182

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PROPERTY DESCRIPTION

Retail/Office Space located in a high visibility area

Property Highlights:

Loading Dock With OHD Door

Average Combined Daily Traffic Is 23,150 VPD

ADA Bathrooms And Entrance Door

100 Parking Spaces - Common Parking Lot

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Number of Units:	6
Available SF:	8,200 SF
Lot Size:	2 Acres
Building Size:	21,625 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,211	14,349	19,278
Total Population	4,823	32,605	44,458
Average HH Income	\$70,375	\$82,801	\$83,272

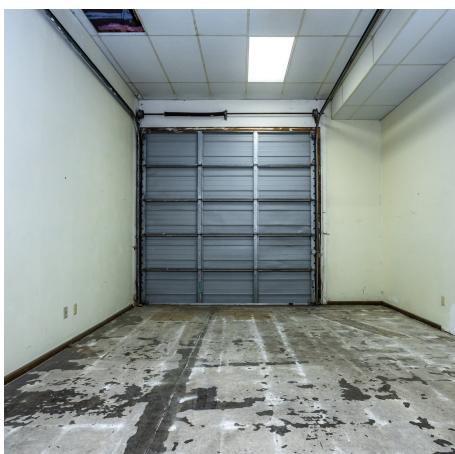
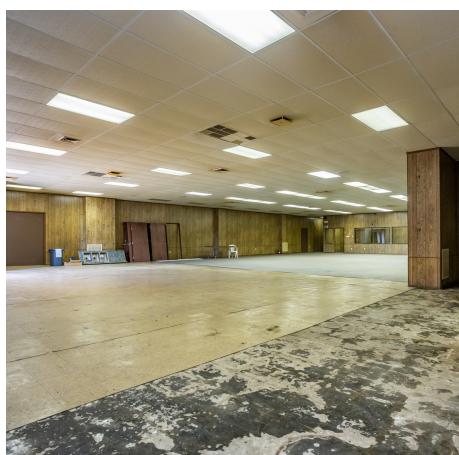
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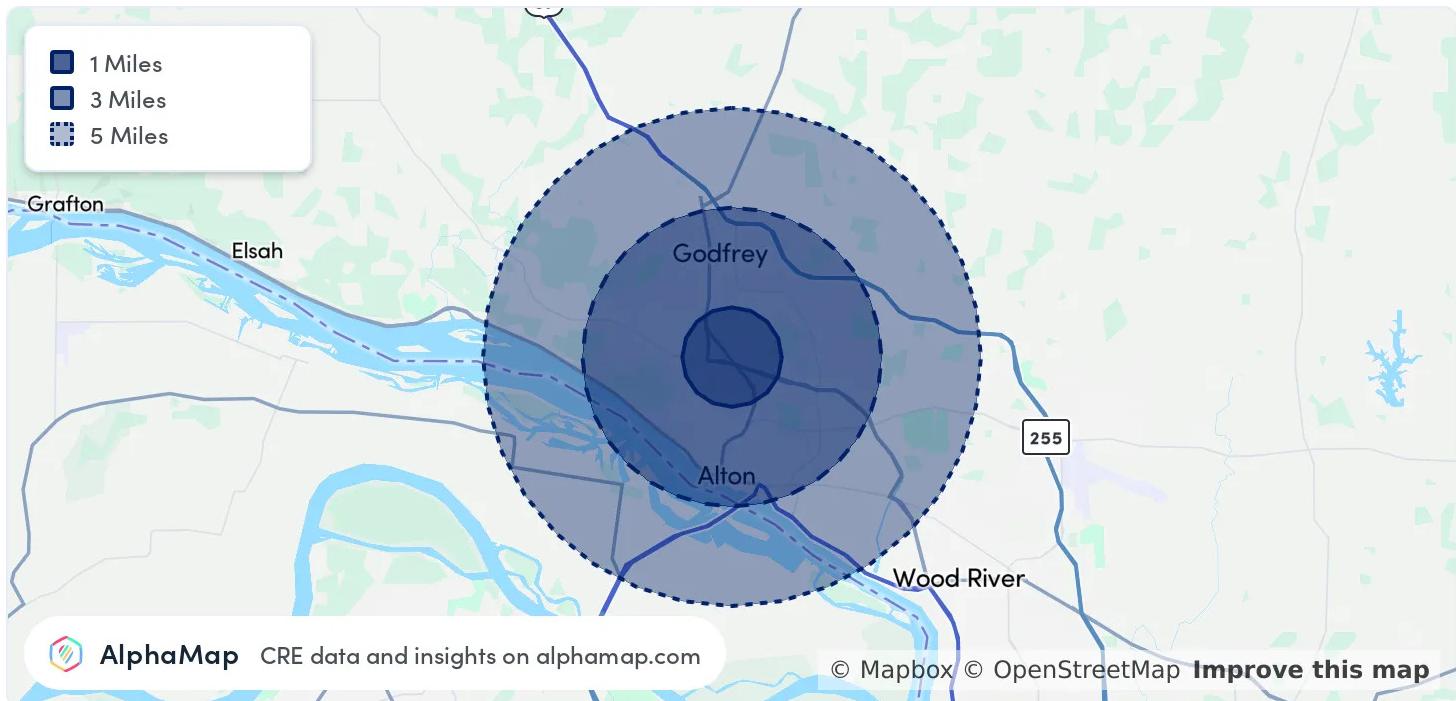
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,823	32,605	44,458
Average Age	42	43	43
Average Age (Male)	40	42	42
Average Age (Female)	44	45	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,211	14,349	19,278
Persons per HH	2.2	2.3	2.3
Average HH Income	\$70,375	\$82,801	\$83,272
Average House Value	\$142,889	\$164,298	\$165,445
Per Capita Income	\$31,988	\$36,000	\$36,205

Map and demographics data derived from AlphaMap

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TOTAL: 8538 sq. ft

1st floor: 8538 sq. ft

EXCLUDED AREAS: UTILITY: 82 sq. ft, GARAGE: 269 sq. ft, WALLS: 274 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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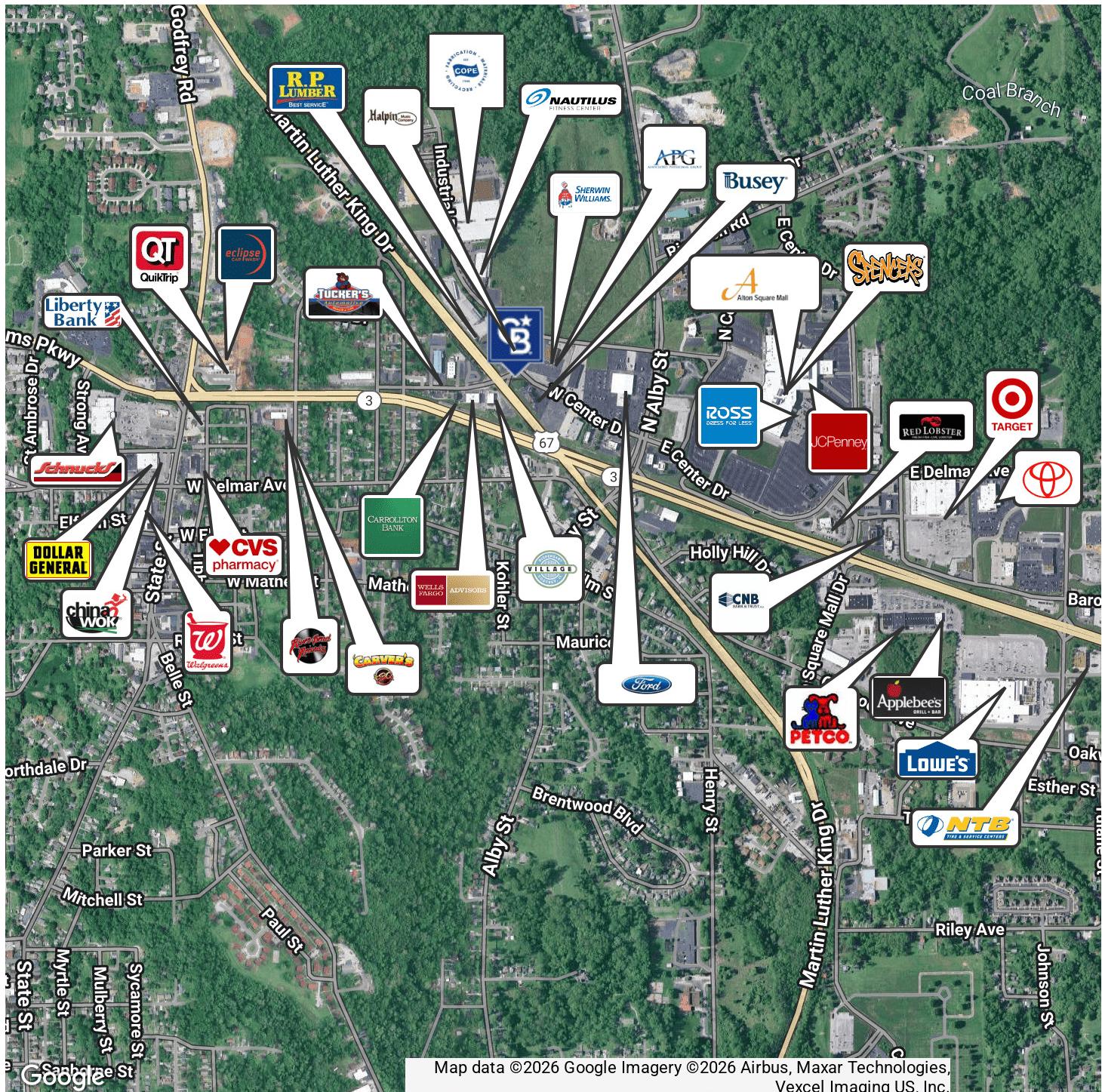


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