

# SALE

## 1520 WASHINGTON AVENUE

1520 Washington Ave Alton, IL 62002



**SALE PRICE**

**\$340,000**

**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:	\$340,000
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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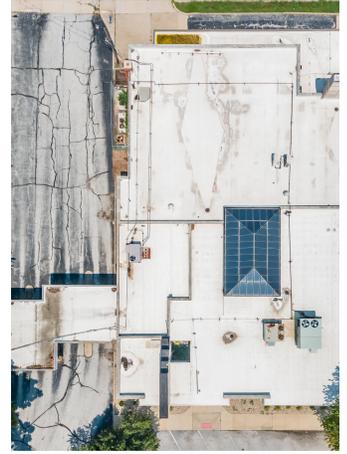


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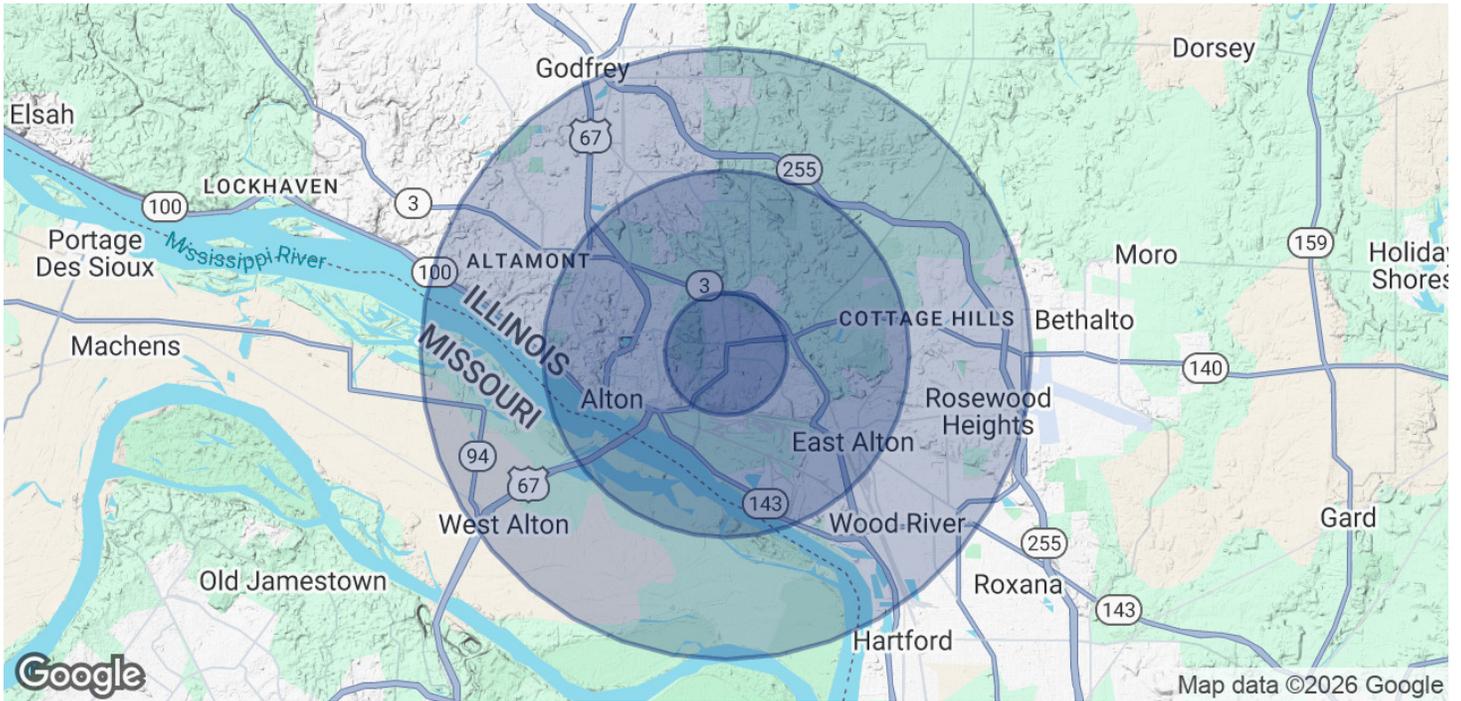


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### POPULATION

	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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