

Retail Space for Lease

614 N 89th St. • Belleville, IL 62226



3,294± Retail Space for Lease

- Signalized intersection
- Clear Span Space
- Adjoins Family Dollar
- Two Restrooms
- Ample Parking

Lease Rate \$8.50 per SF NNN



GUNDAKER
COMMERCIAL GROUP

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Property Overview

Type: Retail Space
614 N. 89th. St.
Belleville, IL 62226

SALE INFORMATION

For Sale No
Sale Price
Sale Price/SF
Cap Rate
GRM
NOI

LEASE INFORMATION

For Lease Yes
Lease Rate \$8.50
Lease Type NNN
Net Charges
CAM Charges
Lease Term

SQUARE FOOTAGE

Building Total: 10,294sf
Total Available: 3,294sf
Direct Lease: 3,294sf
Sublease: -0-
Office: -0-
Warehouse: 3,294sf
Min Divisible: 3,294sf
Max Contiguous: 3,294sf

LAND INFORMATION

Acres: 1.79
Frontage: 355ft
Depth: Irregular

PROPERTY INFORMATION

Parcel Number: 02-28-.0-47-029
County: St. Clair
Zoning C-2 Heavy
Zoning Authority: City of Belleville
Property Tax:
Tax Year: 2023
Prior Use: Event Space
Parking: Surface (40)
Signage: Monument, On Building
Surface Type: Asphalt
Industrial Park: NO
Enterprise Zone
Foreign Trade Zone
Traffic Count: 8,000+ VPD
Survey: No
Environmental:
Archaeological:
Telecom: Provider
Water: Provider
Sewer: Provider
Gas: Provider
Electric Provider
AMPS: 200 amp **Phase:**
Low Volts: **High Volts:**

TRANSPORTATION

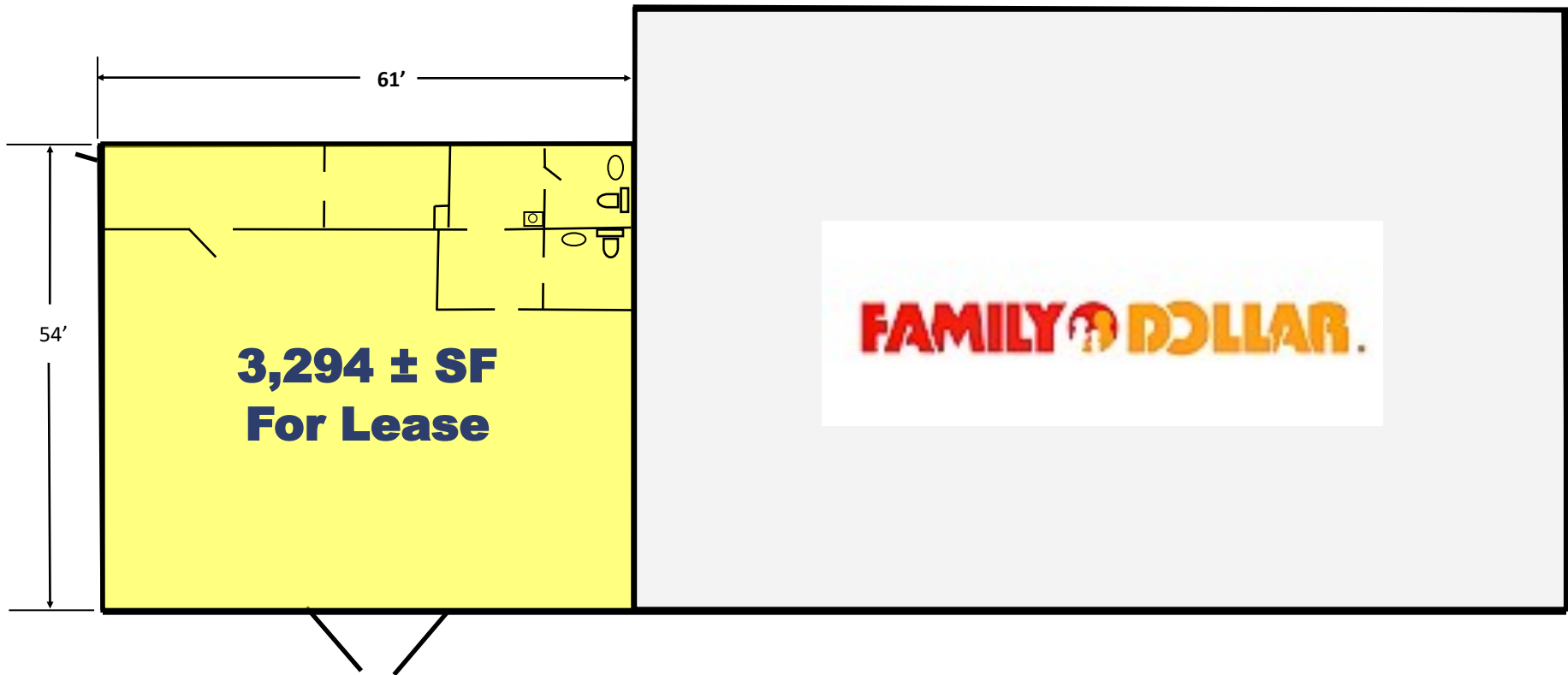
Interstate 2.5 Miles
Rail: N/A
Barge: N/A
Airport:

STRUCTURAL DATA

Year Built: 1996
Clearance Min: 12'
Clearance Max: 12'
Roof:
Style:
Rehab Year:
Bay Spacing: N/A
Exterior:
Floors
Floor Types
Floor Thickness
Floor Drains
Truck Dock: **Size:**
Dock Levelers: **Capacity:**
Drive-In Doors: **Size:**
Box Van Doors;
Overhead Crane: **Size:**
Elevators:
Heating: Gas
Cooling: Electric/Central
Insulated:
Sprinklers: NO
Type:
Ventilation:
Lighting:
Skylights:
Compressed Air:
Restrooms: 2

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NOT TO SCALE. Drawing is for informational purposes only. Interested parties should independently verify all information

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Anchor Profile



When it comes to delivering quality and value on family essentials in a convenient location, Family Dollar is THE place to shop. Our stores are conveniently located in neighborhoods, and often in "food deserts" where other stores choose not to locate, providing a convenient, close-to-home option where customers can shop for essentials. By locating stores in places where others won't, Family Dollar is improving the affordability and availability of essential goods. We're saving our customers time and money and helping them do more, even on a tight budget.

Family Dollar is a variety store chain that sells groceries, household items, health and beauty products, and seasonal items. The company was founded in 1958 and has over 8,300 stores in 49 states. Family Dollar is a subsidiary of Dollar Tree, Inc. (NASDAQ: DLTR), which acquired the company in 2015 for \$8.5 billion

HEADQUARTERS

Charlotte, NC

OF LOCATIONS

±8,427

WEBSITE

familydollar.com

YEAR FOUNDED

1959



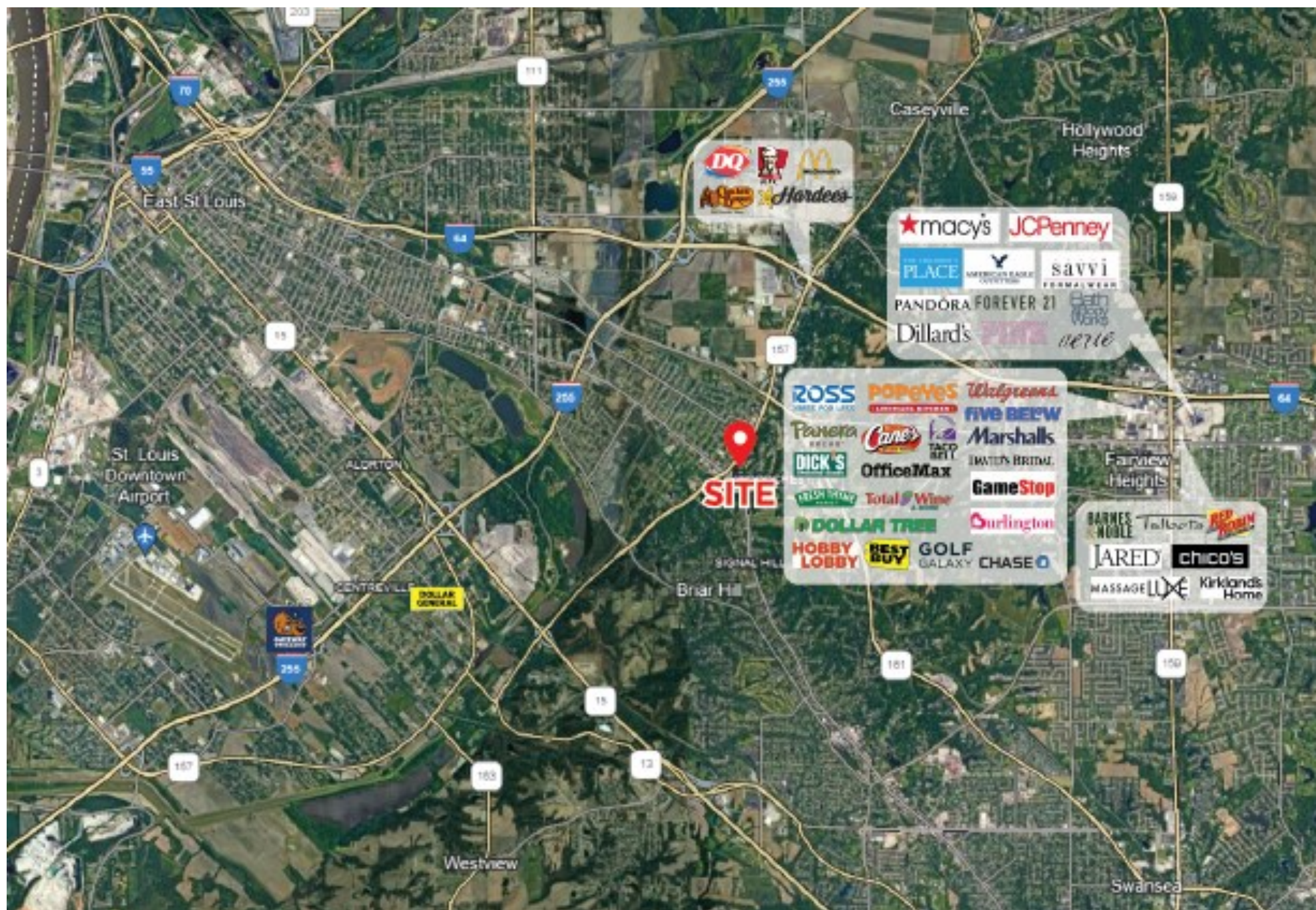
Area Overview



Belleville is a city in and the county seat of St. Clair County, Illinois, United States.^[3] The population was 42,404 at the 2020 census, making it the most populated city in the Metro East region of Greater St. Louis, and in all of Southern Illinois. Due to its proximity to Scott Air Force Base, the city has a significant population of military and federal civilian personnel.

Belleville has three St. Louis MetroLink stations connecting it to St. Louis and the network via light rail: Memorial Hospital, Belleville, and College. Illinois State Highways 15, 158, 159, 177, 13 and 161 all pass through Belleville. Belleville is also adjacent to Interstate highways 64 and 255. I-64 is an east-west highway extending from Wentzville, Missouri to Virginia Beach, Virginia and is the major route from Belleville to downtown St. Louis. I-255 is part of a system of expressways that together form a loop around St. Louis. Belleville has a bicycle trail that runs through the city from Southside Park to Southwestern Illinois College and Scott Air Force Base; it is mainly used for recreational purposes.

Belleville's area airports are Scott Air Force Base and MidAmerica St. Louis Airport, which is served by Allegiant Air. The nearest major airport with regularly scheduled commercial passenger service is St. Louis Lambert International Airport.



DQ
McDonald's
Hardee's

macy's JCPenney
PLACE AMERICAN EAGLE
savvi FORMAL WEAR
PANDORA FOREVER 21
Dillard's PINK

ROSS
POPEYES
Walgreens
FIVE BELOW
Panera
Dick's
OfficeMax
GameStop
DOLLAR TREE
Hobby Lobby
REST BUY
GOLF GALAXY
CHASE

Marshall's
SWATCH BRIDA
BARNES NOBLE
JARED
chico's
Kirkland's Home