

For Sale 0.8 – 1.63 Acres Commercial Outlots



College Plaza Outlots

1602-92 Carlyle Ave | Belleville, IL 62221

Property Features

- Lots available on Carlyle Ave (IL Route 161) at North Greenmount Rd
- · In close proximity to many traffic generators:
 - ¼ mile from Green Mount Commons Shopping Center, anchored by Walmart and Lowe's
 - ¼ mile from Southwestern Illinois College (8,841 students)
 - ½ mile from Belleville East High School (2,472 students)
- Co-tenants include Lee's Famous Recipe Chicken, Papa John's Pizza, The Tan Company, State Farm, The Stash, Copy N Ship and Hi Tokyo Restaurant

Sale Price: \$12.75 - \$14.50 per SF



For more information:

Michelle Goodwin, CCIM

314 994 4944 Direct • 636 236 9802 Mobile mgoodwin@naidesco.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

8112 Maryland Ave, Suite 300 St. Louis, MO 63105 314 994 4800 naidesco.com

Aerial View

College Plaza Outlots Belleville, IL



Zoned C-1 Light Commercial in the City of Belleville

Demographics	1 Mile	3 Miles	5 Miles
Population	5,931	38,848	94,442
Households	2,488	15,976	39,102
Daytime Pop	4,747	24,205	60,439
Avg HH Income	\$74,969	\$87,880	\$87,912
Med HH Income	\$63,303	\$68,171	\$68,406

For more information:

Michelle Goodwin, CCIM

314 994 4944 Direct • 636 236 9802 Mobile mgoodwin@naidesco.com

