

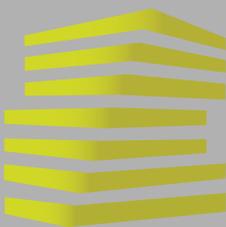
CARLYLE PLAZA

BELLEVILLE, IL

CLUB FITNESS



LOCATION.
commercial real estate



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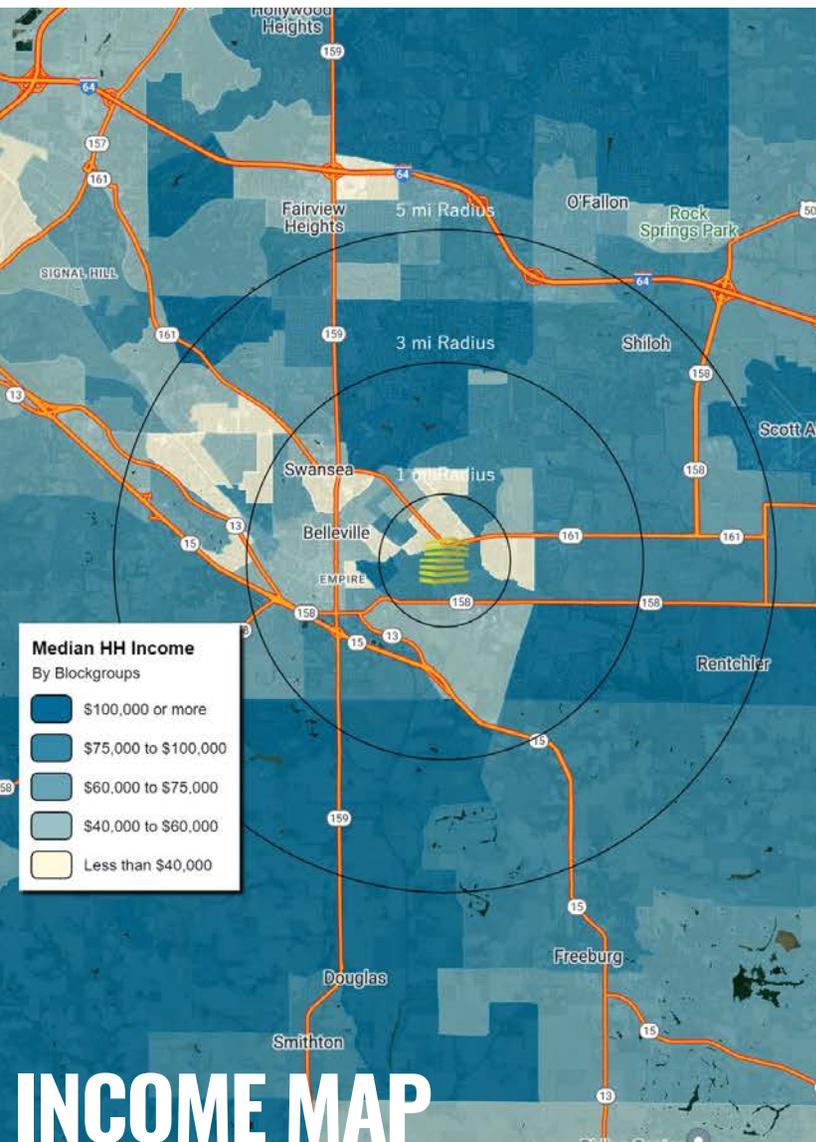
NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

Belleville is a city in St. Clair County, Illinois, United States, co-extensive with Belleville Township. Belleville is the eighth-most populated Illinois city outside of the Chicago Metropolitan Area and the most populated city south of Springfield in the state of Illinois. It is the county seat of St. Clair County, and the seat of the Roman Catholic Diocese of Belleville and the National Shrine of Our Lady of the Snows.

Belleville is the most populated city in the Metro-East region of the St. Louis Metropolitan Area and in Southern Illinois. Due to its proximity to Scott Air Force Base, the population receives a boost from military and federal civilian personnel, defense contractors, and military retirees. Lindenwood University and Southwestern Illinois College have campuses located in Belleville. The city's top employers include Scott Air Force Base, Memorial Hospital, and Southwestern Illinois College.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	8,505	46,956	91,428
HOUSEHOLDS	3,683	19,574	38,424
EMPLOYEES	2,551	16,121	33,524
MED HH INCOME	\$85,430	\$96,276	\$98,173

AREA RETAIL | RESTAURANTS

Walmart

LOWE'S

Pizza-Hut

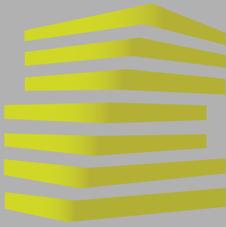
CLUB FITNESS

Chick-fil-A

O'Reilly
AUTO PARTS

DOLLAR
TREE

Schnucks



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SITE PLAN

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- JUNIOR ANCHOR SPACE AVAILABLE. 17,986 SF
- JOIN DOLLAR TREE, O'REILLY AUTO, AND OLLIES
- SMALL SHOP SPACE AVAILABLE
- LOCATED ON HEAVILY TRAVELED CARLYLE AVENUE NEAR SOUTHWESTERN ILLINOIS COLLEGE
- SURROUNDED BY AN EXTREMELY DENSE RESIDENTIAL POPULATION
- CALL BROKER FOR PRICING

360 VIRTUAL TOURS
 AVAILABLE SUITES

- ▶ SUITE 3 ▶ SUITE 13
- ▶ SUITE 4 ▶ SUITE 14
- ▶ SUITE 6 ▶ SUITE 15
- ▶ SUITE 7 ▶ SUITE 16
- ▶ SUITE 8

KEY

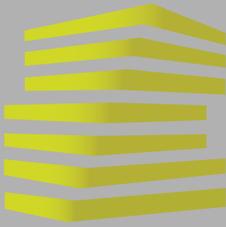
- AVAILABLE
- ANCHOR
- LEASED

SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
1	NOT OWNED	126,846	7	AVAILABLE	1,500	14	AVAILABLE	4,000
2a	O'Reilly Auto	41,342	8	AVAILABLE	2,400	15	AVAILABLE	2,000
2b	Ollies	29,109	9	China Town	1,800	16	AVAILABLE	2,000
3	AVAILABLE	17,986	10	Adapt Health	2,400	17	Club Fitness	25,397
4	AVAILABLE	3,300	11	Adapt Health	4,400	18	Images Beauty	5,856
5	Creative Style	2,700	12	AVAILABLE	4,400	19	Dollar Tree	5,952
6	AVAILABLE	1,800	13	AVAILABLE	4,000	20	Dollar Tree	8,436



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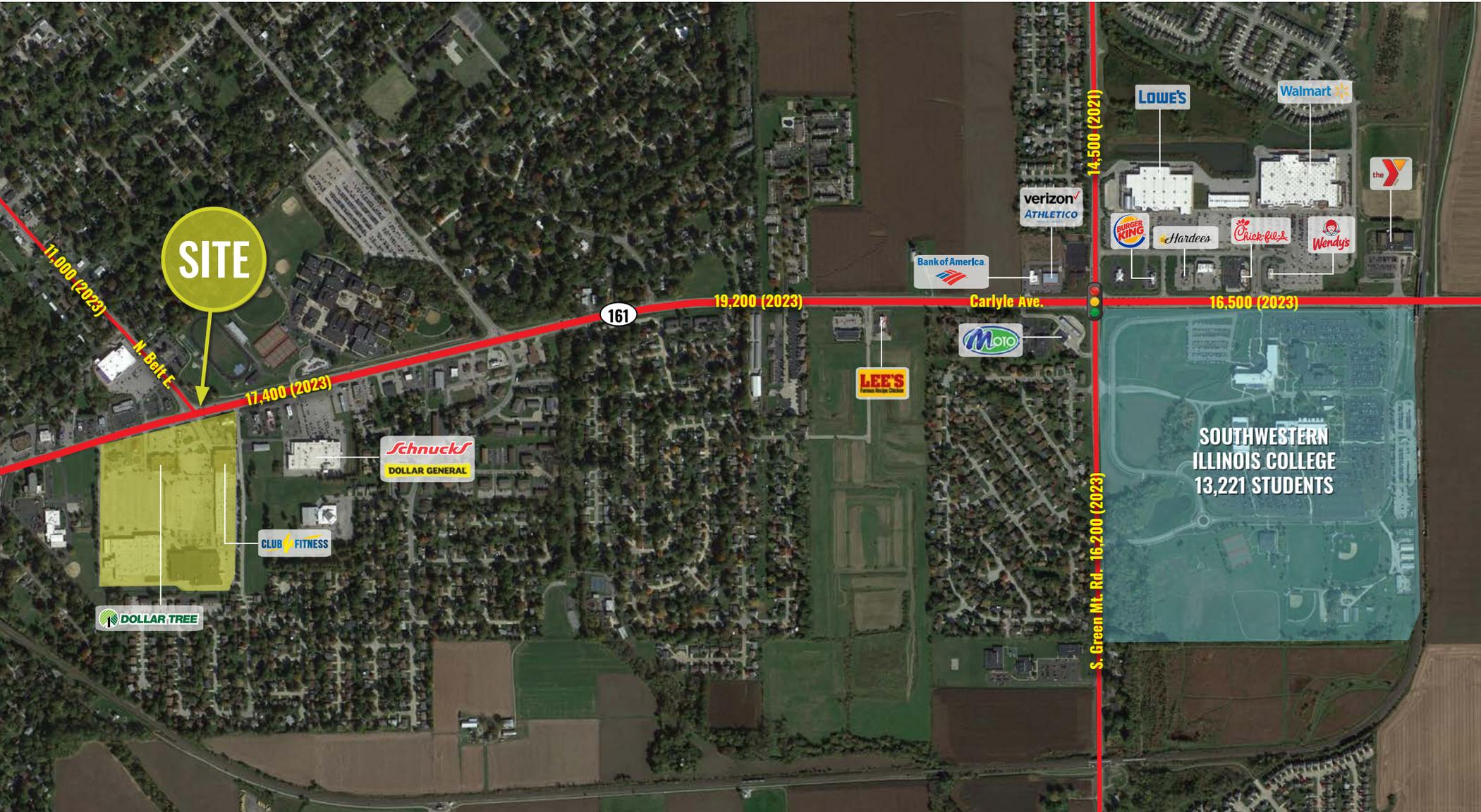
ZOOM AERIAL

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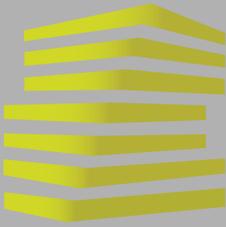
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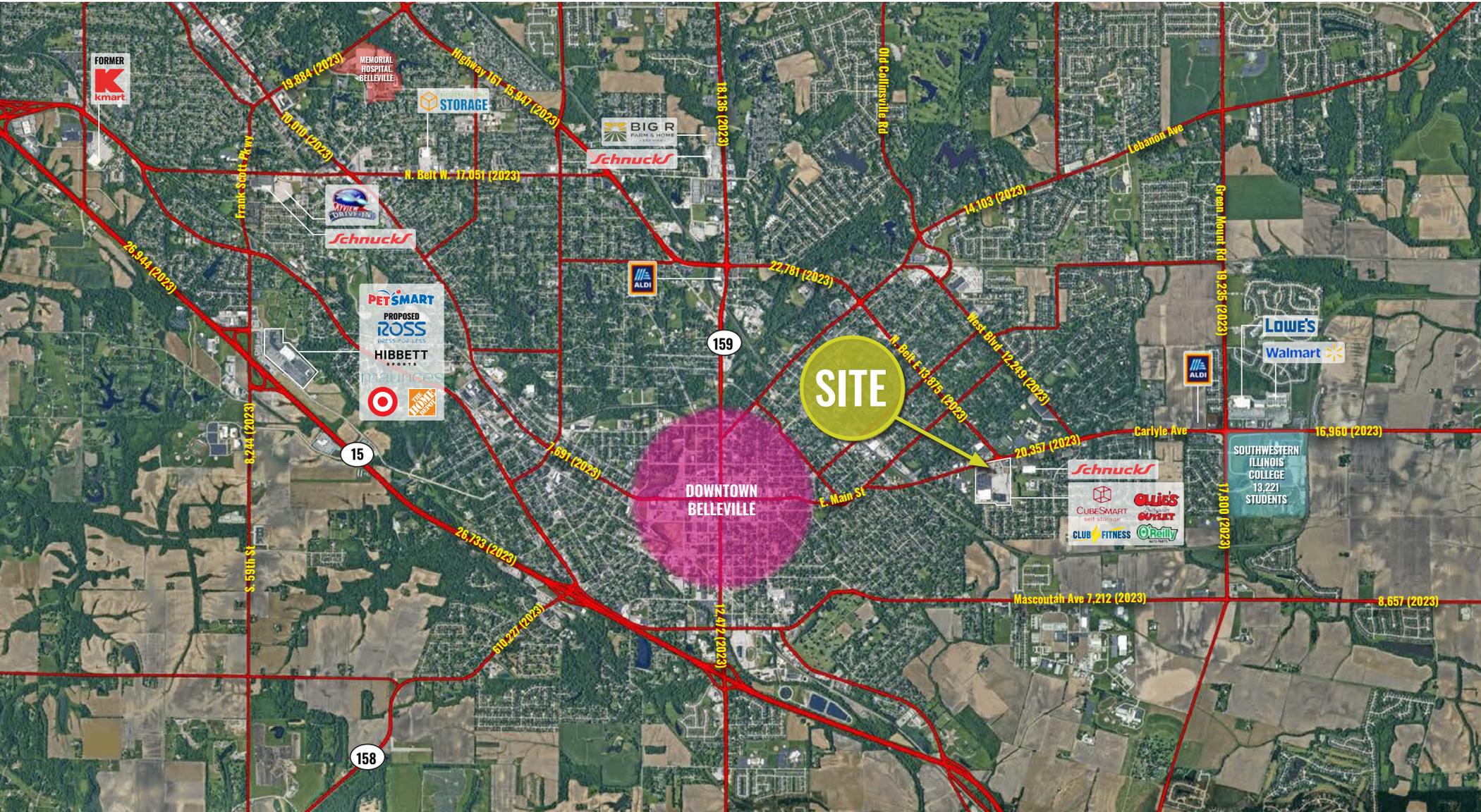
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CARLYLE PLAZA MARKET AERIAL

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SITE

**DOWNTOWN
BELLEVILLE**

**SOUTHWESTERN
ILLINOIS
COLLEGE
13,221
STUDENTS**



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