



Belleville Lot - For Lease
860 Carlyle Avenue
Belleville, IL

Belleville lot – 0.71 acre

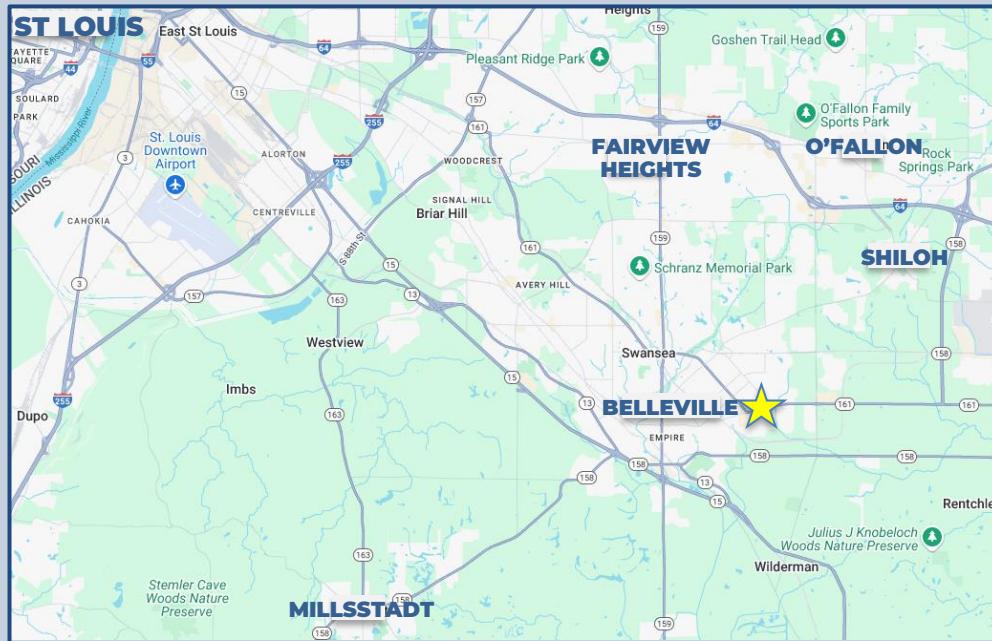


860 Carlyle Ave.

Belleville, IL 62221

PROPERTY DESCRIPTION

- ▲ 0.71 Acre lot along Carlyle Avenue between McDonald's and Schnucks supermarket
- ▲ Excellent access from Carlyle Avenue and cross access with the adjacent Schnucks center
- ▲ Area Retailers included Schnucks, Club Fitness, McDonald's, Taco Bell, KFC, Pizza Hut, A&W, Smoothie King & Walgreens
- ▲ Former Carwash that can easily be demolished
- ▲ Across the street from Belleville East High School
- ▲ See Drive-thru Concept Plan on Page 5 with 2,700 sf building and 35 parking stalls
- ▲ **FOR LEASE – ASKING \$75,000 GROUND LEASE**



DEMOS	1 MILE	3 MILE	5 MILE
TOTAL POP	8,371	46,869	95,315
MED HH INCOME	\$57,527	\$67,018	\$68,250
HOUSEHOLDS	3,799	19,593	40,928

SCOUT

**REALTY
GROUP**

13100 Manchester Rd. Ste. 235
St. Louis, MO 63131
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market aerial



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The information herein has been obtained from the owner/landlord of the subject property or other sources that Scout Realty Group deems reliable. The information is not warranted and is subject to change without notice. Owner/landlord and Scout Realty Group make no representations as to the environmental condition of the property and recommend tenant perform an independent investigation.



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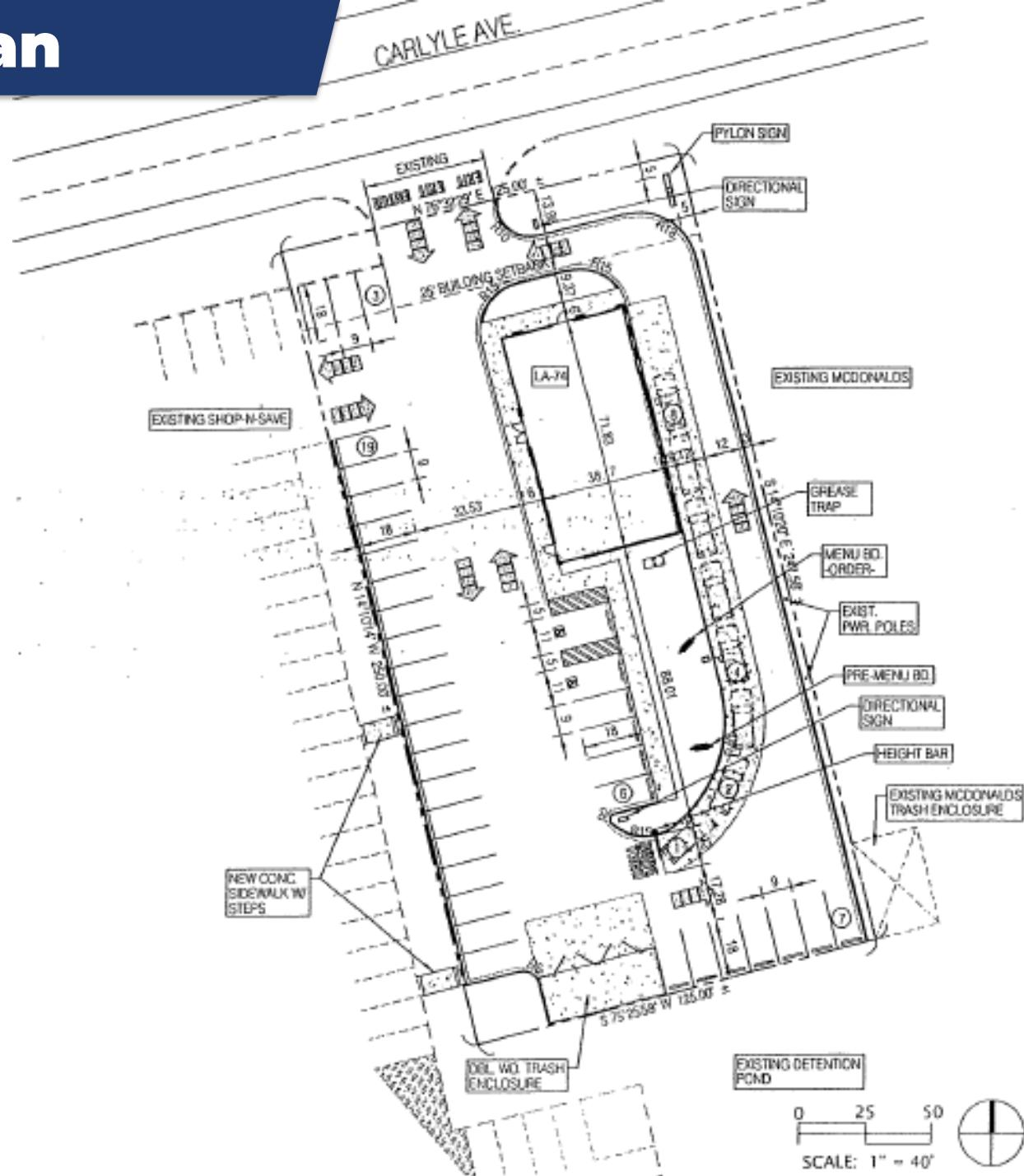
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concept plan



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