

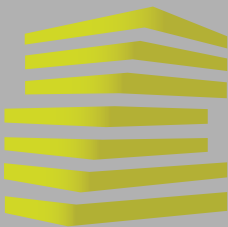


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— WELCOME —
CHASE 
**DOLLAR
TREE**

GREEN MOUNT COMMONS

BELLEVILLE, IL



GREEN MOUNT COMMONS

NEIGHBORHOOD VIBE

ALEX APTER

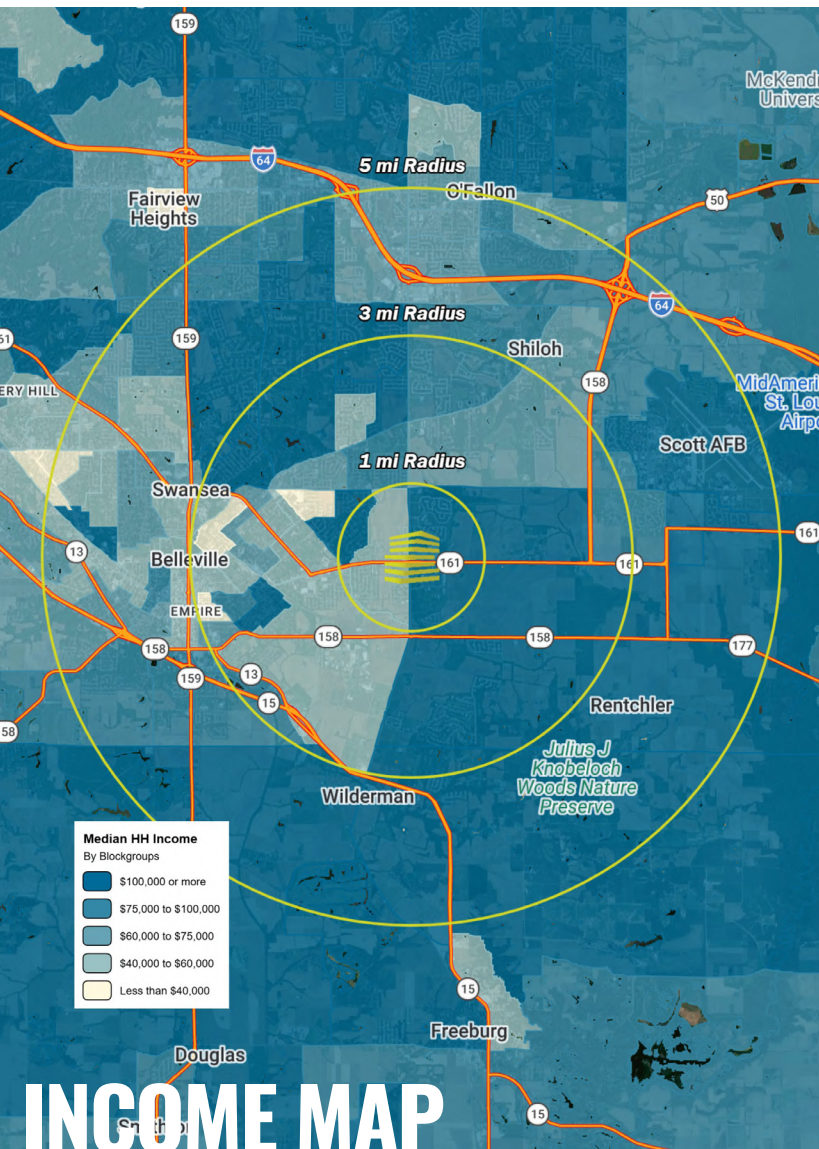
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TRADE AREA OVERVIEW

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	1,770	24,497	68,088
HOUSEHOLDS	607	10,231	27,880
EMPLOYEES	889	7,832	20,927
MED HH INCOME	\$149,851	\$78,385	\$83,739

AREA RETAIL | RESTAURANTS

Walmart *

LOWE'S

Club CARWASH

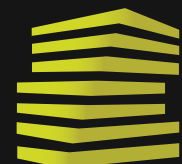
Chick-fil-A

Wendy's

CATO

Schnucks

CLUB FITNESS

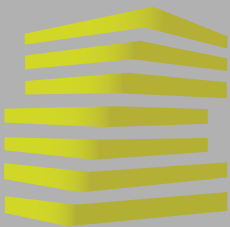


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SITE PLAN

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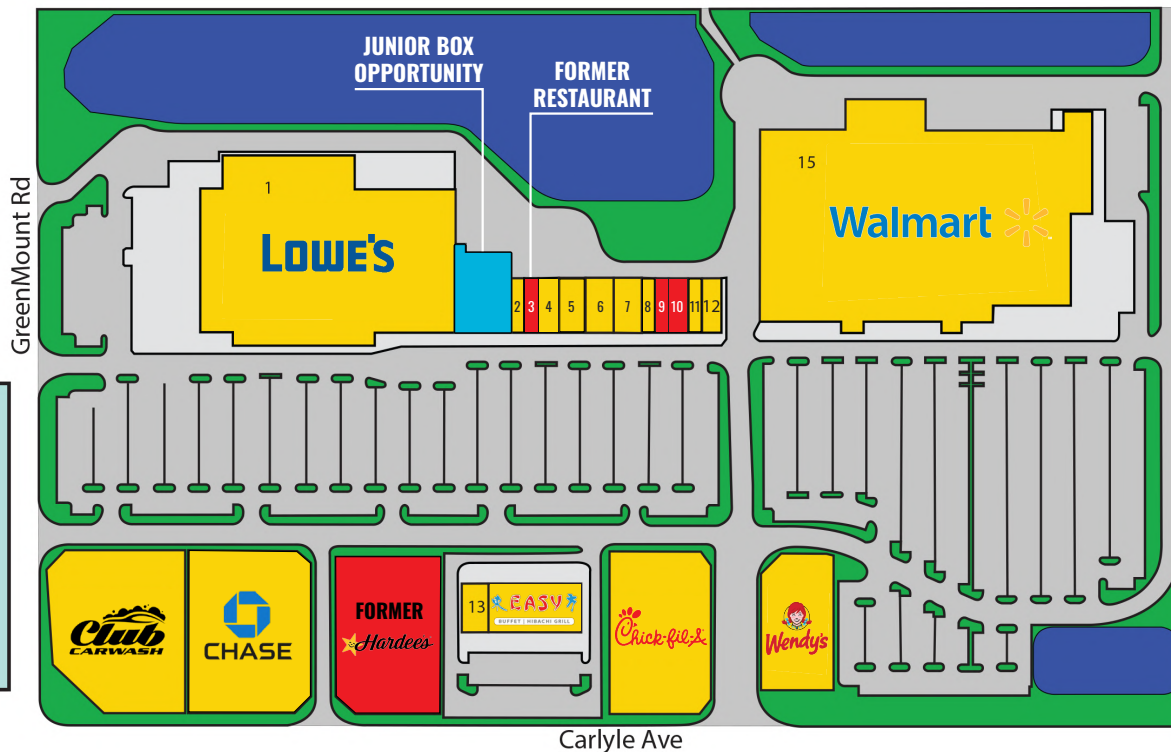
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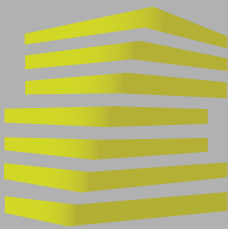
Available: ■

Leased: ■

Future Site: ■

- FORMER HARDEE'S AVAILABLE FOR LEASE ON OUTPARCEL
- 1,500 SF - 3,500 SF AVAILABLE
- ANCHORED BY WALMART SUPERCENTER AND LOWE'S
- LOCATED AT THE HIGHLY TRAFFICKED CORNER OF CARLYLE AVENUE AND GREEN MOUNT ROAD
- JUNIOR BOX AND SMALL SHOP OPPORTUNITIES
- ACROSS FROM SOUTHWESTERN ILLINOIS COLLEGE AND CLOSE TO METROLINK
- CALL BROKER FOR PRICING

Suite	Tenant	SF
1	Lowe's Home Improvement	139,410
2	Clarkson Eyecare	2,000
3	AVAILABLE (Former Restaurant)	2,600
4-5	Dollar Tree	9,500
6	CATO	4,000
7	King's Beauty	6,000
8	H&R Block	1,500
9	AVAILABLE	1,500
10	AVAILABLE	2,000
11	Vapor World	1,500
12	AT&T	2,000
13	Jimmy John's	1,799
14	Easy Buffet & Hibachi Grill	6,130
15	Walmart	203,819



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ZOOM AERIAL + PHOTOS

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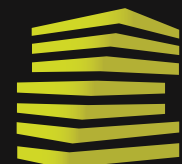
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Monument Signs



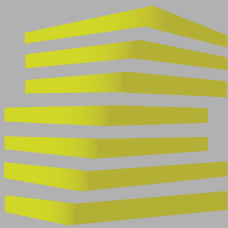
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MARKET AERIAL

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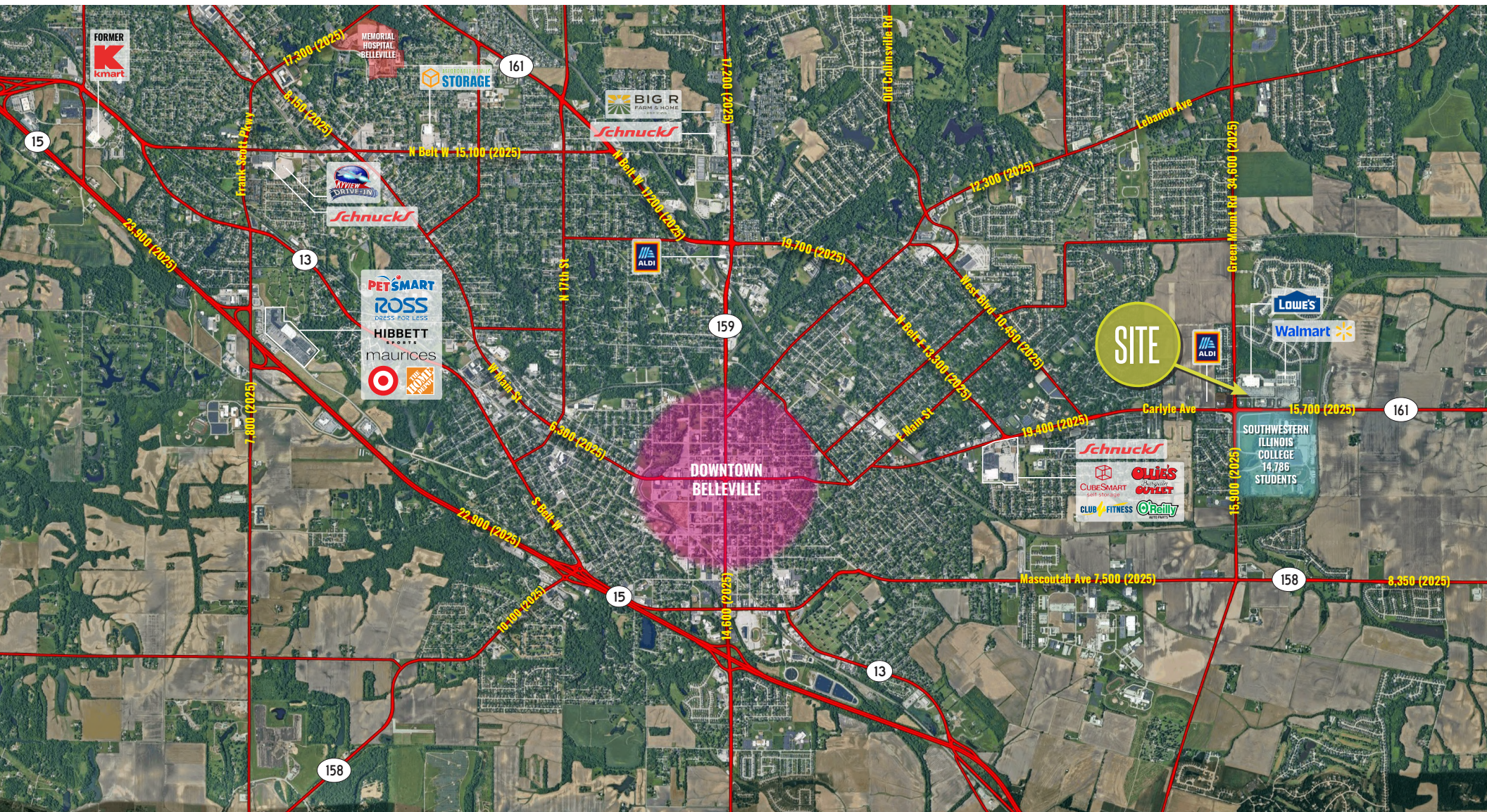
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