

# LEASE

## 94 NORTHPORT

94 Northport Dr. Alton, IL 62002



**LEASE RATE**

\$13.00 SF/yr

**Rick Lauschke**  
(618) 444-9182

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## PROPERTY DESCRIPTION

Retail Space in high visibility area

### Property Highlights:

Average Daily Traffic Combined Is 23,150 VPD

Professional Office Space(1,656 S.F.)

ADA Bathroom And Entrance Door

100 Spaces - Common Parking

Upper Storage Area Included

## OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Number of Units:	6
Available SF:	1,656 - 4,656 SF
Lot Size:	2 Acres
Building Size:	26,125 SF

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	162	613	2,211
Total Population	342	1,314	4,823
Average HH Income	\$69,134	\$68,630	\$70,375

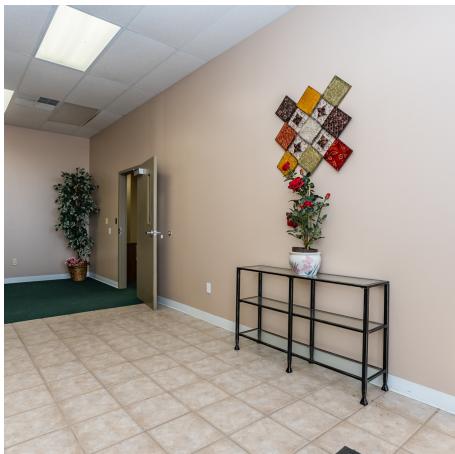
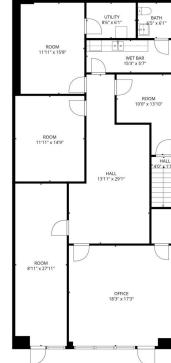
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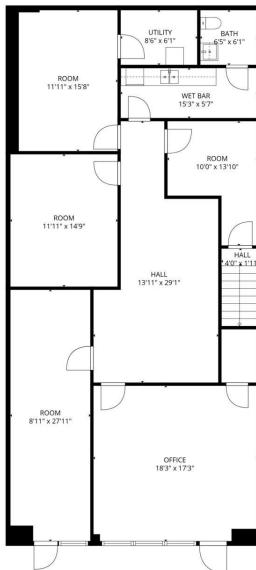
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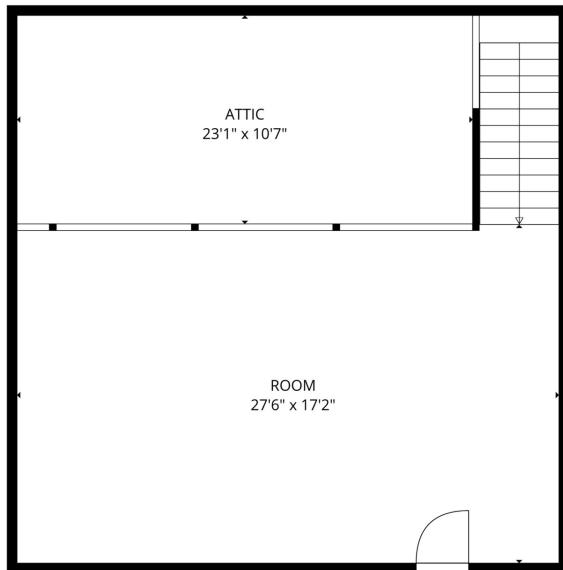
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**TOTAL: 1570 sq. ft**  
1st floor: 1570 sq. ft, 2nd floor: 0 sq. ft  
EXCLUDED AREAS: UTILITY: 52 sq. ft, ROOM: 518 sq. ft, ATTIC: 244 sq. ft,  
WALLS: 143 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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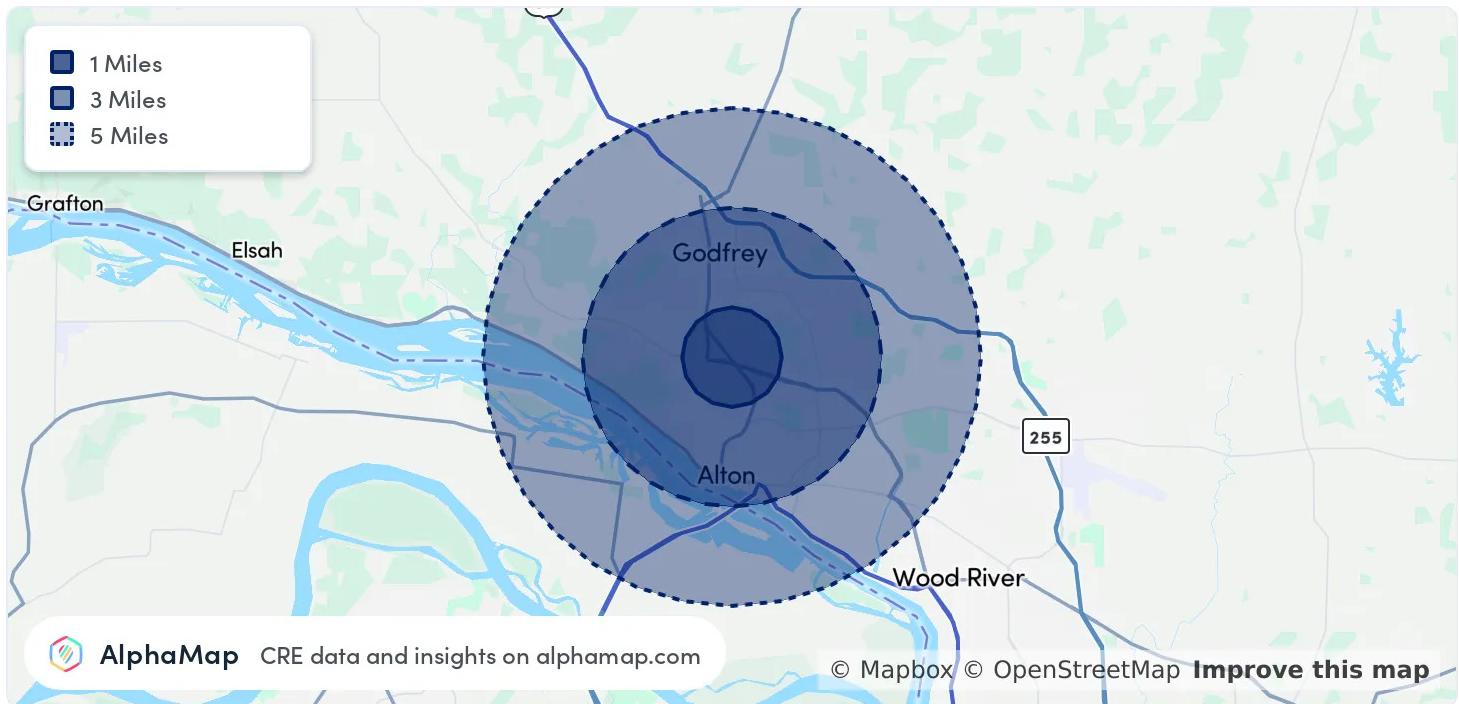


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,823	32,609	44,458
Average Age	42	43	43
Average Age (Male)	40	42	42
Average Age (Female)	44	45	44
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,211	14,351	19,278
Persons per HH	2.2	2.3	2.3
Average HH Income	\$70,375	\$82,805	\$83,272
Average House Value	\$142,889	\$164,309	\$165,445
Per Capita Income	\$31,988	\$36,002	\$36,205

Map and demographics data derived from AlphaMap

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