



### Offering Summary

Lease Rate:	Negotiable
NNN's	Approx. \$2.00
Available SF:	6,980 - 18,052 SF
Building Size:	86,392 SF
Year Built:	2007
Zoning:	C-2
Market:	St. Louis
Parking:	300 Spaces

### Property Overview

6,980 - 18,052 square feet available for lease at Belleville Crossing in Belleville, Illinois (St. Louis MSA). Excellent opportunity to join a power center anchored by Home Depot and Target. Co-Tenants include Dollar Tree, PetSmart, Sprint, Great Clips, Hibbett Sports, Maurice's, and Famous Footwear. The Property is conveniently located just over five (5) miles from both I-255 and I-64. Additionally, The center is well located with frontage along IL-15, featuring visibility and exposure to over 19,000 VPD, along with a large on-site parking lot totaling 300 spaces. Neighboring retailers include Schnuck's Belleville West, Walgreens, UPS Store, GoodWill, Pizza Hut, White Castle, Arby's, Popeyes, Freddy's Frozen Custard & Steakburgers, AT&T Store and QDOBA, among others.

### Property Highlights

- Opportunity to join a power center anchored by Target and Home Depot.
- Other co-tenants include Dollar Tree, PetSmart, Sprint, Great Clips, Hibbett Sports, Maurice's, and Famous Footwear
- Large on-site parking lot totaling 300 surface level spaces

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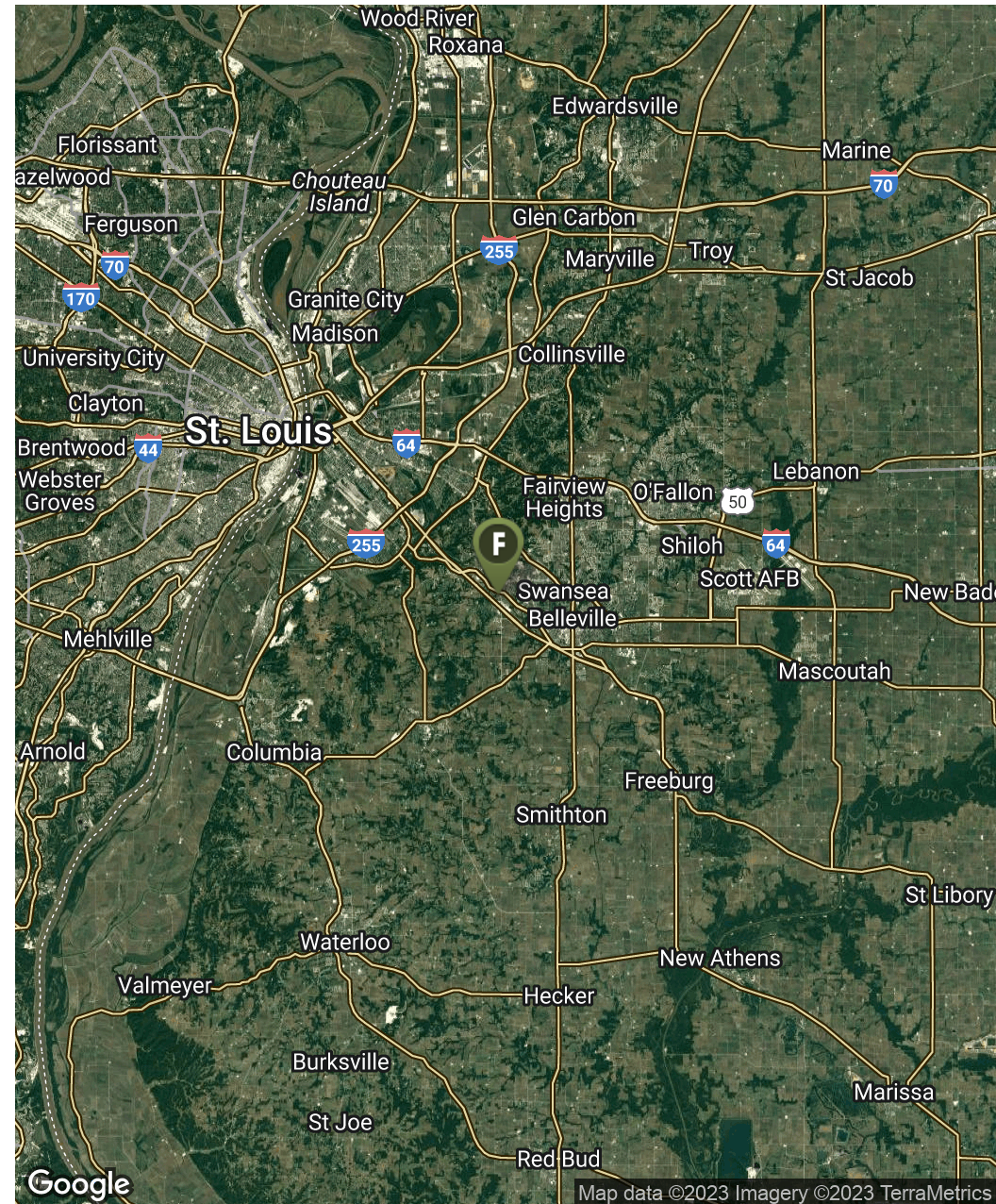
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# FOR LEASE | 5701-5875 BELLEVILLE CROSSING ST

AERIAL MAP



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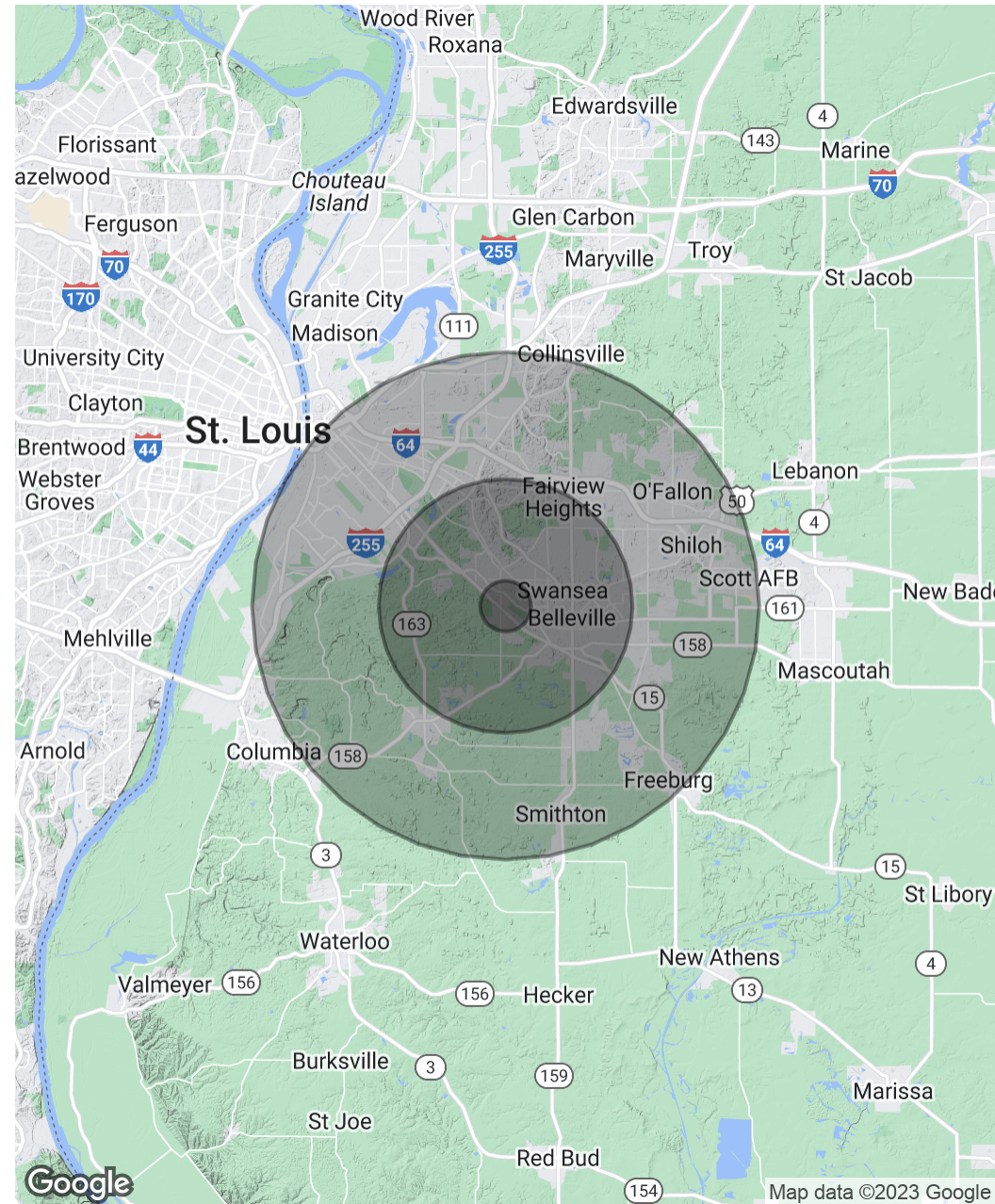
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Population	1 Mile	5 Miles	10 Miles
Total Population	3,589	85,532	229,286
Average Age	42.8	40.8	39.7
Average Age (Male)	39.6	38.6	37.5
Average Age (Female)	46.4	42.8	41.5

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,883	41,685	108,043
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$55,655	\$65,195	\$64,422
Average House Value	\$108,651	\$125,832	\$127,104

\* Demographic data derived from 2020 ACS - US Census



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