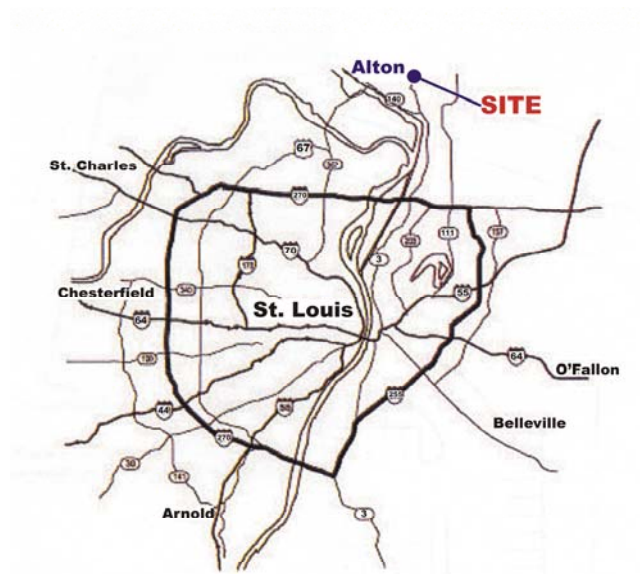


# RE/MAX<sup>®</sup>

## River Bend

### COMMERCIAL DIVISION



## PARKWAY CENTER · ALTON, ILLINOIS

RE/MAX<sup>®</sup> River Bend

DENNIS E. DUGAN

2375B Homer Adams Pkwy  
Alton, Illinois 62002

Cell: (618) 791-8389

Office: (618) 462-5300

Fax: (618) 462-5346

[www.riverbendproperty.com](http://www.riverbendproperty.com)



*For Sale or Lease 4.16\* Commercial Acres • Will Be Divided*  
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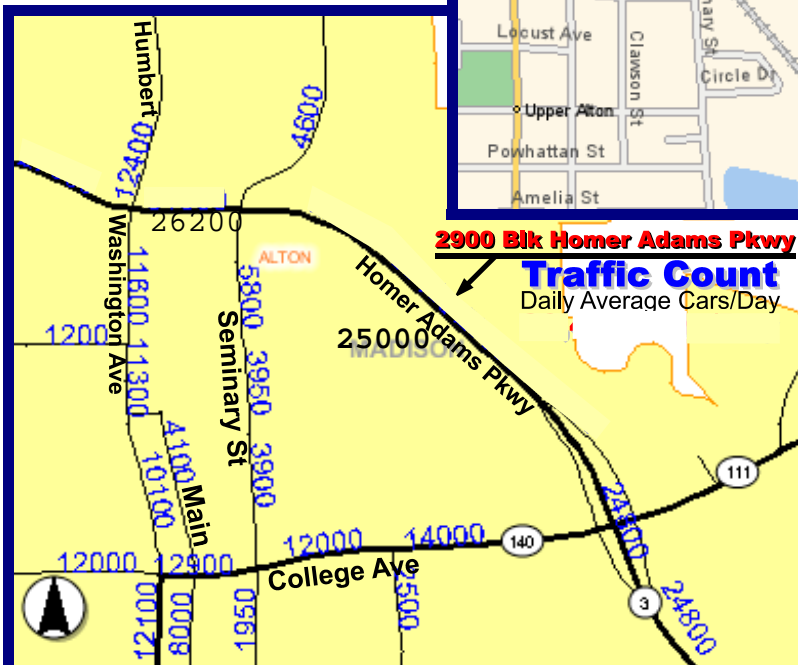
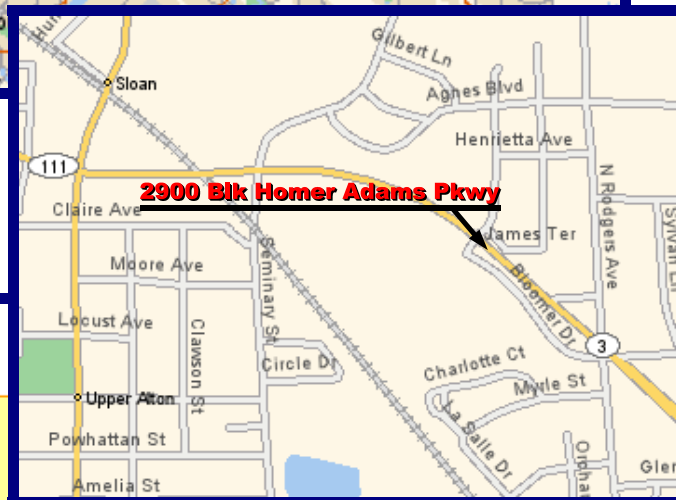
\* Dimensions are estimates. All information deemed reliable, but not guaranteed.



**For More Information call Dennis Dugan (618) 791-8389**

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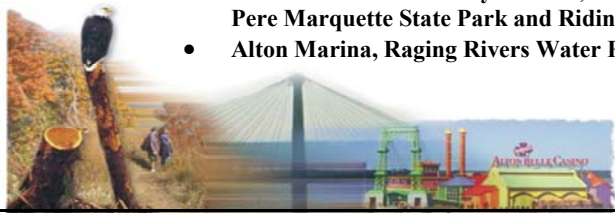


\*All information, regardless of source, including square footages, lot sizes, demographics, and traffic counts is deemed reliable, but is not guaranteed and should be verified by personal inspection and/or with the appropriate professional(s).

### *All About Alton:*

*Alton, Illinois, established in 1837, is a great place to live, work, grow, and prosper.*

- Alton, Illinois has a population of 30,496 with the average age at 35
- Located in Madison County, Illinois, Alton is 25 miles Northeast of the City of St. Louis
- Hub area for smaller towns: Godfrey, Jerseyville, East Alton, Bethalto, Wood River, Hartford, Roxana, South Roxana, Grafton, Elsah, Kampsville, Otterville, Batchtown, Brussels, and also for Pere Marquette State Park
- Heavy tourist traffic due to attractions and events
- Retail areas include:
  - Alton Square Mall: Famous Barr, Sears, J.C. Penny's
  - Alton Corners: Applebee's, Petco, Mattress Giant, Quizno's, Deals
  - Historical Downtown Alton: Antique Stores, Furniture Stores, Gift Shop's
  - Washington Square: Walgreen's, Blockbuster Video, Family Dollar
  - Lowe's, Target, K-Mart, Big Lots, Schnuck's, Shop-Save
- Local restaurants include:
  - Red Lobster, Pasta House, Applebee's, Denny's, Golden Coral, Jimmy John's Gourmet Sub Shop, Ponderosa, Olga's Kitchen, Quizno's, Tony's Restaurant, and more!
- Area attractions include:
  - Alton Belle Casino, Alton Little Theatre, Alton Symphony Orchestra, Clover Leaf Golf Course, Alton Museum of History and Art, Clark Bridge, Robert Wadlow Statue, Gordon F. Moore Park, Pere Marquette State Park and Riding Stables,
  - Alton Marina, Raging Rivers Water Park, the Aquatic Center and much more!



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