

FOR SALE

MIXED USE PROPERTY - THREE BUILDINGS TOTALING 23,802 SF

1604 NORTH ILLINOIS STREET, SWANSEA, IL 62226



SALE PRICE: \$2,500,000

PRESENTED BY:

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PROPERTY SUMMARY

Mixed Use Property
1604 North Illinois Street | Swansea, IL 62226



Property Summary

Listing #:	2712
Price:	\$2,500,000
Price / SF:	\$105.03
Building SF:	23,802 SF
Available SF:	19,542 SF
Lot Size:	3.65 Acres
Yard:	2 Acres
Parking:	80
Surface Type:	Asphalt & Concrete
Frontage:	615'
APN:	08-16.0-407-004, 005, 007, 008 & 009
Zoning:	HB - Highway Business - Villag
2022 Taxes:	\$36,868.80
Traffic Count:	11,900
Year Built:	1986
Clearance Max:	8'
Clearance Min:	14'
Floors:	1
Construction Type:	Wood Frame, Metal siding, Brick
Grade Doors:	2, 10' x 10', 14' x 12'
HVAC:	Forced Air, In offices
Power:	200A, 120V/240V, Single
Signage:	Monument Signage

Property Overview

- 5 parcels totaling 3.65 acres, with 3 buildings and 615' frontage on North Illinois.
- Improvements consist of a leased (Beauty Supply) 4,260 SF retail building.
- Vacant 4,542 SF retail building (seller will consider leasing back).
- 15,000 SF retail/warehouse flex building, fenced with overhead door, showroom and office space.
- Monument signage, upgrades throughout the entire portfolio.

Location Overview

Swansea, Illinois, a village in St. Clair County in the southwestern part of the state. Swansea is situated about 13 miles east of downtown St. Louis, Missouri, and is part of the Metro-East region of the St. Louis Metropolitan Area.

PROPERTY PHOTOS

Mixed Use Property

1604 North Illinois Street | Swansea, IL 62226



BUSINESS MAP

Mixed Use Property

1604 North Illinois Street | Swansea, IL 62226



AERIAL MAP

Mixed Use Property

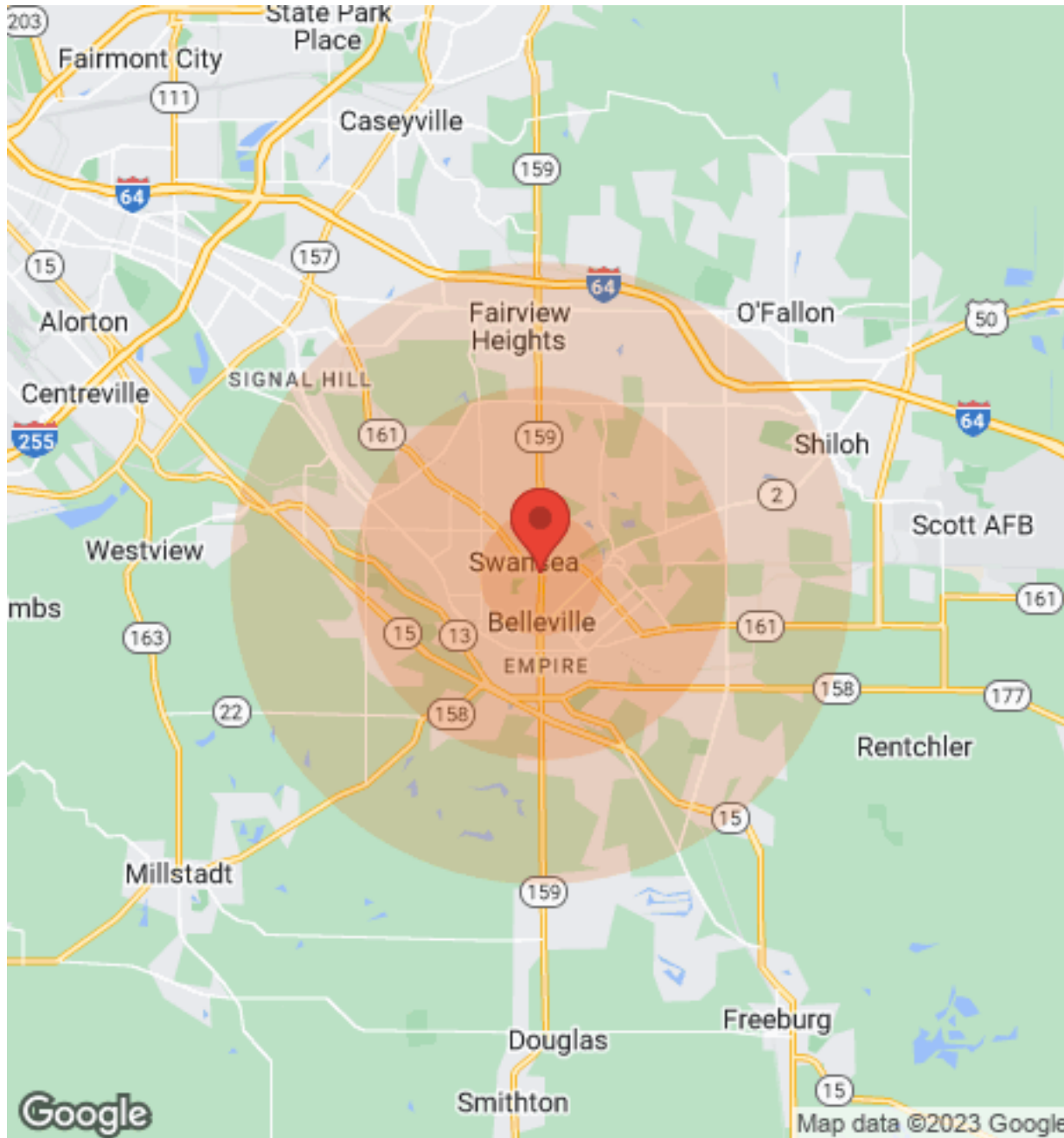
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DEMOGRAPHICS

Mixed Use Property

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Population	1 Mile	3 Miles	5 Miles
Male	3,404	31,617	53,206
Female	3,414	34,568	58,022
Total Population	6,818	66,185	111,228

Race	1 Mile	3 Miles	5 Miles
White	5,251	48,457	82,381
Black	1,370	15,727	24,965
Am In/AK Nat	N/A	20	40
Hawaiian	4	11	14
Hispanic	111	995	1,841
Multi-Racial	366	3,018	5,328

Income	1 Mile	3 Miles	5 Miles
Median	\$34,811	\$51,357	\$52,423
< \$15,000	371	3,598	5,140
\$15,000-\$24,999	524	3,506	4,923
\$25,000-\$34,999	514	3,195	4,992
\$35,000-\$49,999	500	3,953	6,669
\$50,000-\$74,999	451	5,780	10,035
\$75,000-\$99,999	291	3,393	6,249
\$10,000-\$149,999	127	3,005	5,773
\$150,000-\$199,999	14	894	1,744
> \$200,000	7	576	1,019

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,405	31,540	51,877
Occupied	2,900	28,637	47,481
Owner Occupied	1,617	18,032	31,239
Renter Occupied	1,283	10,605	16,242
Vacant	505	2,903	4,396