

LEASE

96 NORTHPORT DR.

96 Northport Drive Alton, IL 62002



LEASE RATE

\$13.00 SF/yr

Rick Lauschke
(618) 444-9182

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PROPERTY DESCRIPTION

Retail Center with six units located in high visibility area

Property Highlights:

Average Daily Traffic Is 23,150 Combined VPD

Loading Dock

Upper Area Storage

100 Parking Spaces In Common Parking Lot

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,000 SF
Lot Size:	2 Acres
Building Size:	21,625 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,225	14,349	19,278
Total Population	4,852	32,605	44,458
Average HH Income	\$70,382	\$82,801	\$83,272

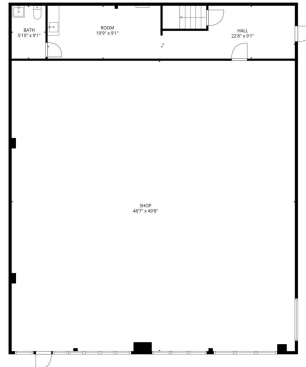
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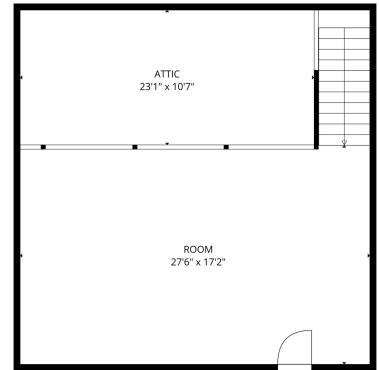
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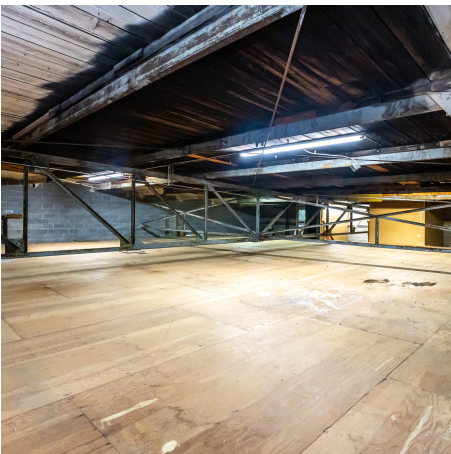
TOTAL: 2488 sq. ft.
1st floor: 2488 sq. ft., 2nd floor: 0 sq. ft.
EXCLUDED AREAS: UNDEFINED: 35 sq. ft., ROOM: 178 sq. ft., HALL: 2890 sq. ft.,
STAIRWELL: 114 sq. ft., OPEN TO BELOW: 41 sq. ft., WALLS: 216 sq. ft.

100% AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



TOTAL: 1570 sq. ft.
1st floor: 1570 sq. ft., 2nd floor: 0 sq. ft.
EXCLUDED AREAS: UTILITY: 32 sq. ft., ROOM: 518 sq. ft., ATTIC: 244 sq. ft.,
WALLS: 143 sq. ft.

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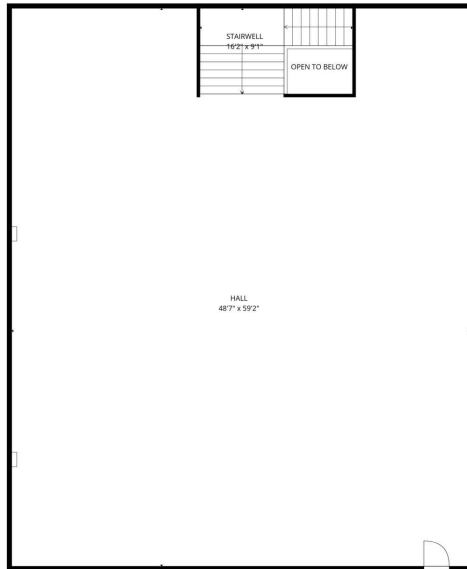
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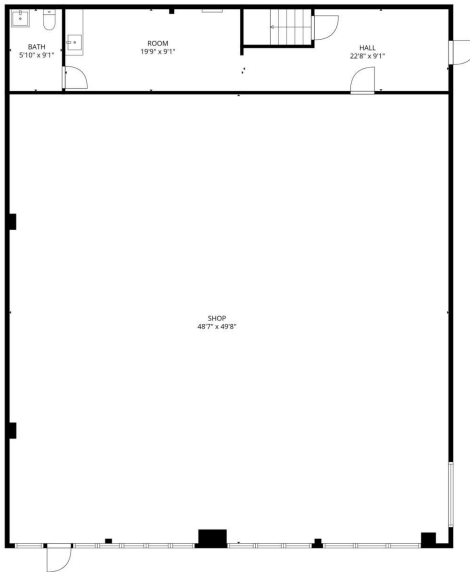
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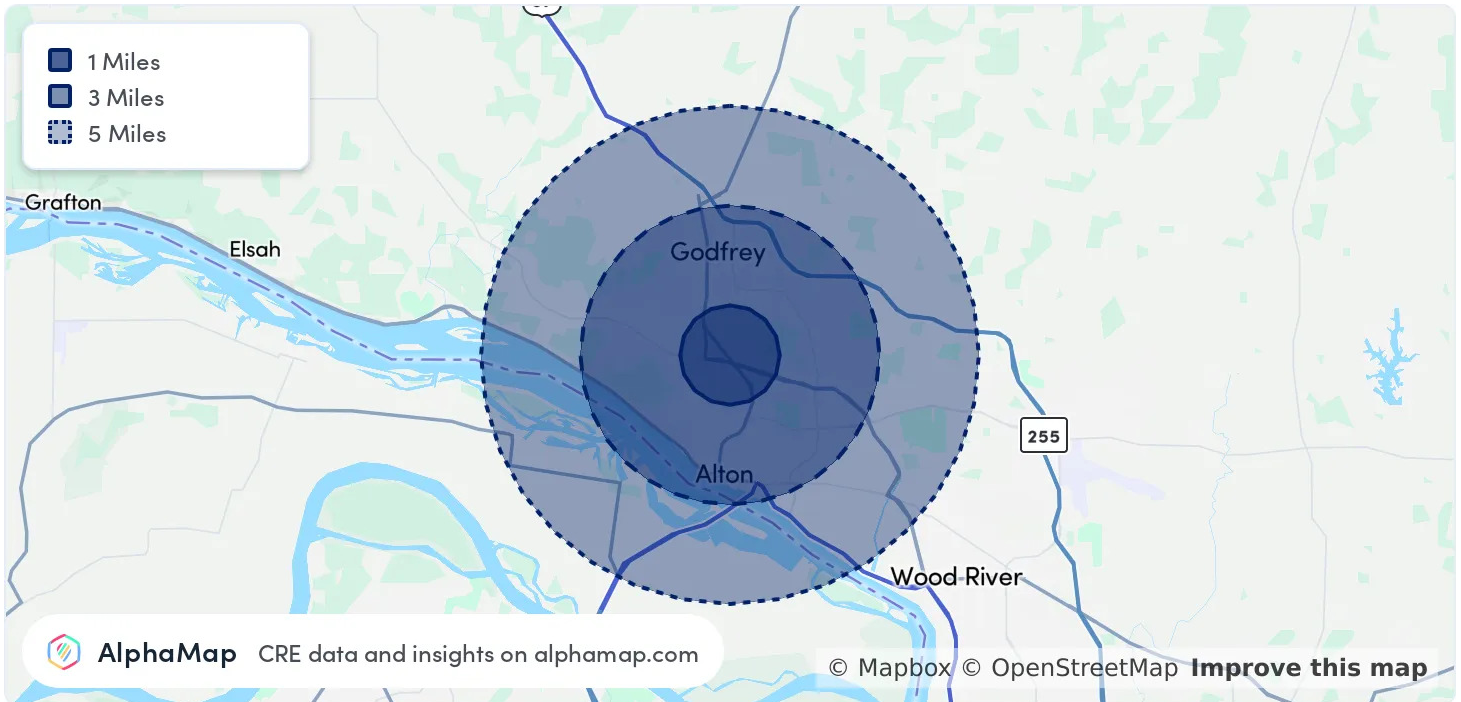
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,852	32,605	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	2,225	14,349	19,278
Persons per HH	2.2	2.3	2.3
Average HH Income	\$70,382	\$82,801	\$83,272
Average House Value	\$142,896	\$164,298	\$165,445
Per Capita Income	\$31,991	\$36,000	\$36,205

Map and demographics data derived from AlphaMap

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