

# 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
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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

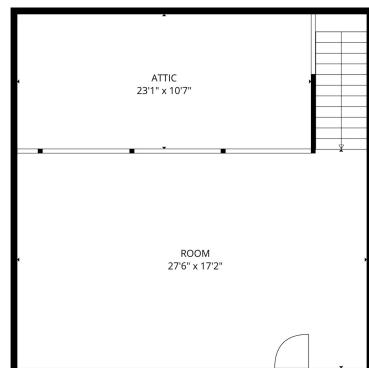
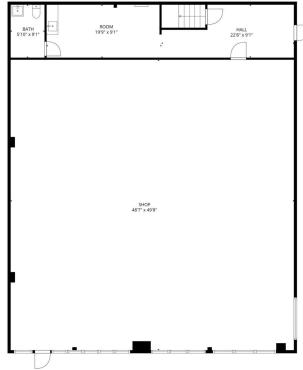
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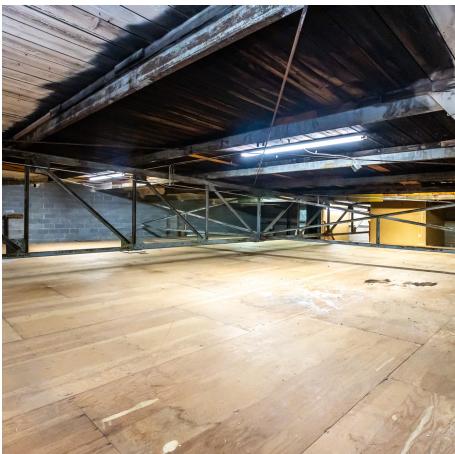
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**TOTAL: 1579 sq. ft.**  
1st floor: 1579 sq. ft., 2nd floor: 0 sq. ft.  
EXCLUDED AREAS: UTILITY: 52 sq. ft., ROOM: 518 sq. ft., ATTIC: 244 sq. ft.,  
WALLS: 143 sq. ft.  
SELLER'S DIMENSIONS ARE APPROXIMATE. ACTUAL SIZE MAY VARY.



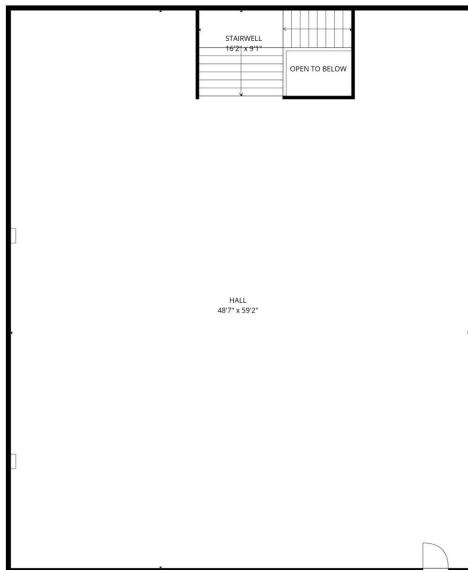
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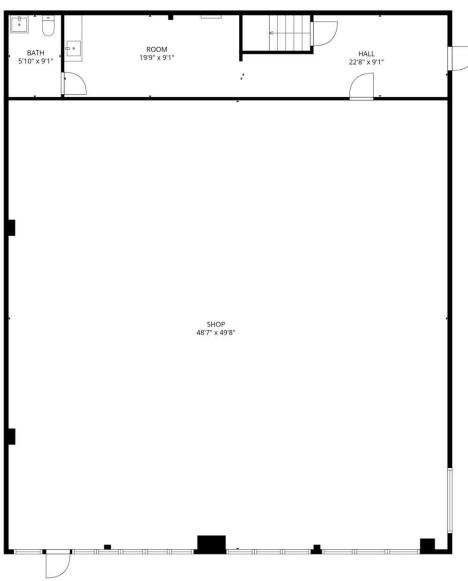
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**TOTAL: 2488 sq. ft**  
1st floor: 2488 sq. ft, 2nd floor: 0 sq. ft  
EXCLUDED AREAS: UNDEFINED: 35 sq. ft, ROOM: 178 sq. ft, HALL: 2890 sq. ft,  
STAIRWELL: 114 sq. ft, OPEN TO BELOW: 41 sq. ft, WALLS: 216 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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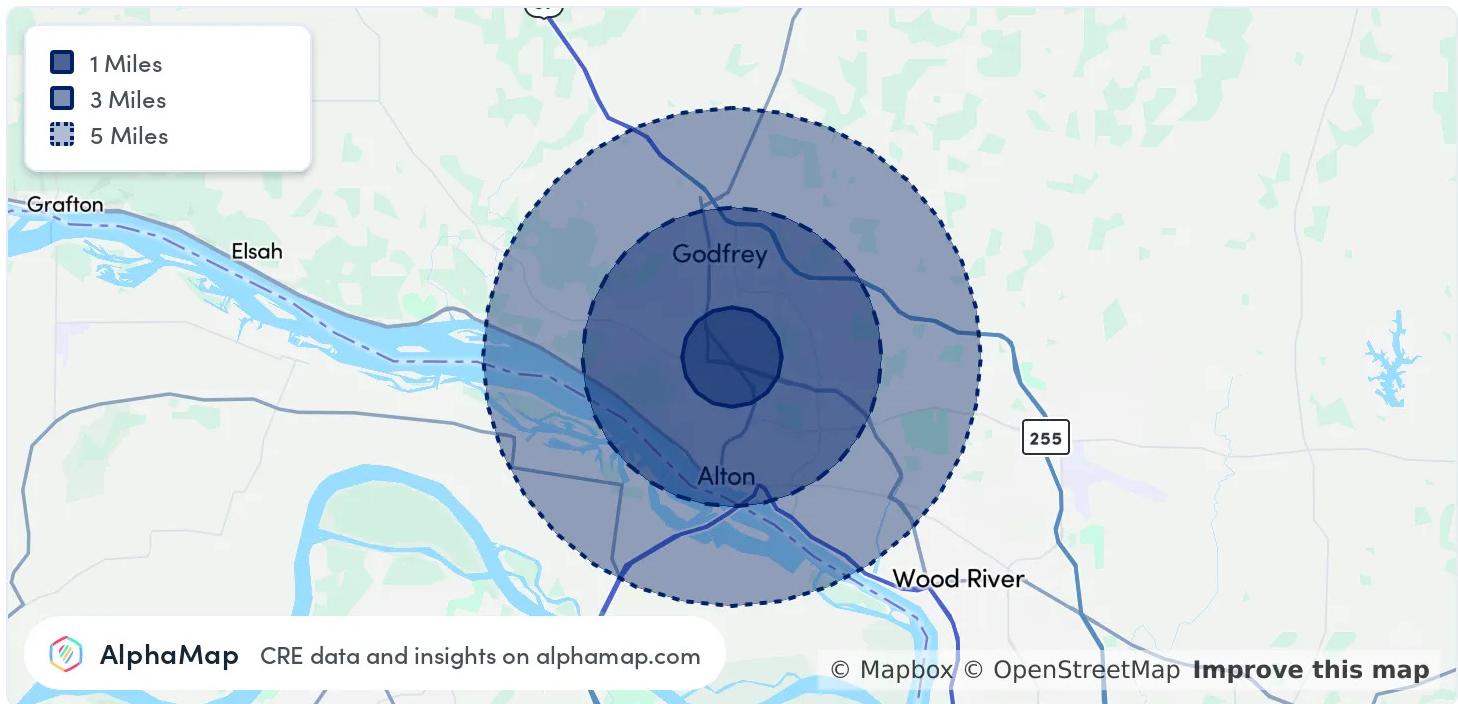


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,852	32,605	44,458
Average Age	42	43	43
Average Age (Male)	40	42	42
Average Age (Female)	44	45	44

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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