



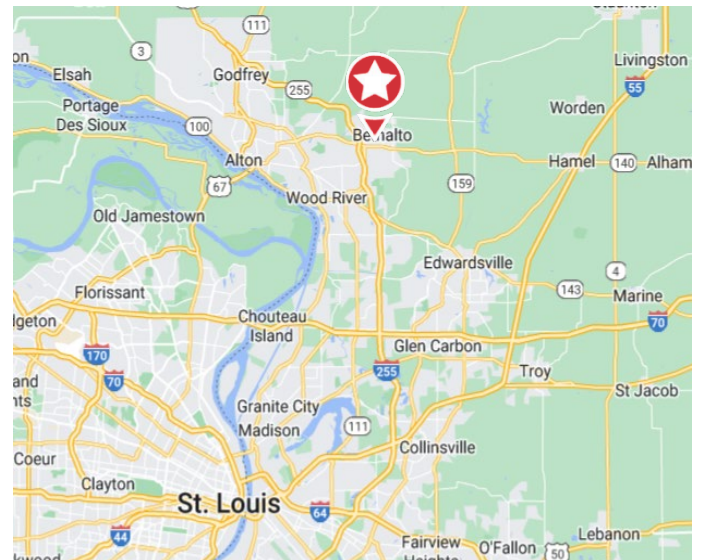
## 408 & 416 W. Bethalto Dr

Bethalto, IL 62010

For Sale / Lease  
Two Building  
Office / Retail Portfolio

### Property Features

- Two multi-tenant office/retail buildings available for sale:
  - 408 W. Bethalto Dr is 4,575 SF with 3 bays
  - 416 W. Bethalto Dr is 4,000 SF with 2 bays
- One space available for lease:
  - Suite 418: 2,000 SF
- Building & pylon signage available
- Located directly north of St. Louis Regional Airport with visibility to Hwy 140 / W. Bethalto Dr



### Sale Price / Lease Rate:

\$749,000 / \$12.00 per square foot, NNN

### For more information:

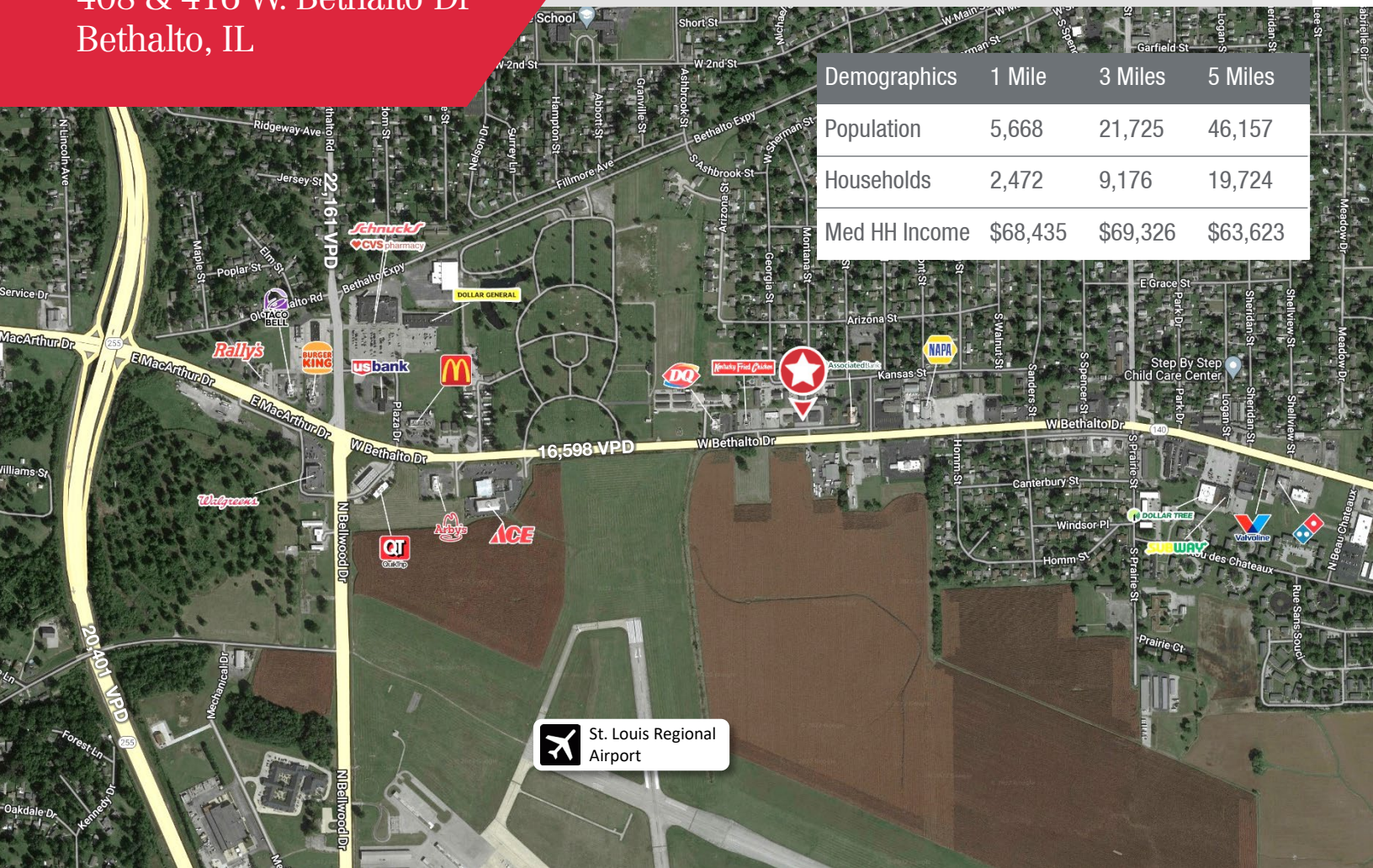
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# Aerial View

408 & 416 W. Bethalto Dr  
Bethalto, IL



Demographics	1 Mile	3 Miles	5 Miles
Population	5,668	21,725	46,157
Households	2,472	9,176	19,724
Med HH Income	\$68,435	\$69,326	\$63,623

St. Louis Regional Airport

**SUITE 418**  
2,000 SF  
VACANT

**SUITE 416**  
2,000 SF  
DR. LABERFEW  
CHIROPRACTIC

**SUITE 412**   **SUITE 410**  
1,500 SF   1,400 SF  
APEX PHYSICAL THERAPY   SALON  
BALAYAGE

**SUITE 408**  
1,400 SF  
SAKURA  
MASSAGE



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# Floor Plan

408 & 416 W. Bethalto Dr  
Bethalto, IL

Suite 418  
±2,000 SF

