




TURN-KEY HEALTHCARE CAMPUS

Development site

221,754
Square Feet

8.38
Acres

915 East 5th Street, Alton, IL 62002

 **JLL** SEE A BRIGHTER WAY

Jones Lang LaSalle Americas (Illinois), L.P. ("JLL")

DEVELOPMENT HIGHLIGHTS



Unparalleled opportunity to possess a turnkey, self-contained Medical Campus. The permissibility of a higher density on this property enables considerable expansion or redevelopment prospects.

Cell phone tower lease in place and can be terminated. The economics are \$41,450 per year for 10 Years.



Exceptional location on the banks of the Mississippi River, situated in a desirable St. Louis suburb. This prime site not only boasts excellent accessibility but also serves the immediate surrounding population, ensuring optimal convenience and connectivity.



The expansive scale of the subject site presents boundless possibilities for a diverse range of mixed-use development concepts. Moreover, the dedicated ownership has made significant investments in capital improvements to preserve and enhance the campus, ensuring a modern and sophisticated environment for future occupants.



THE OFFERING

On behalf of OFS, JLL is pleased to present for sale the following unique medical campus in Alton IL.

The property is located on the Mississippi river in Downtown historic Alton IL. Surrounded by a casino, outdoor amphitheater, Marquette High School, and other redevelopments. Many employers and patrons have been drawn to this area as a low cost of living and stable work force.

The subject is known as the **St. Clare's Medical Campus** consisting of a vacant hospital building with an attached assisted living facility, a high-vacancy freestanding medical office building, and a multi-level parking garage. The total rentable building area is **221,754 square feet** which includes the lower level service area. The hospital was originally constructed in 1921 and underwent various additions and renovations over the years. The owner-operator, OSF HealthCare began phasing out services and was officially vacated approximately six years ago due to a planned effort to consolidate services at the Saint Anthony Health Center campus, two miles north of the subject. The assisted living facility was known as the Villas and is connected to the hospital and share mechanical systems between the buildings. This facility was fully vacated in 2020. The hospital is connected via skywalk to the four-story medical office building. The total subject site area is **8.36 acres** and consists of **32 parcels**. There are 20 unimproved parcels comprising a total of **2.4 acres**. These lots appear to have been acquired over several decades for surrounding land control purposes, which is typical for medical centers. In our opinion, these lots provide minimal contributory value, but there is upside potential to acquire and assemble the adjacent lots that have not yet been acquired.



PROPERTY SUMMARY

Property Name	St. Clare Hospital, Villas, and Medical Office
Address	915 E 5th Street Alton, IL 62002
Property Type	Medical Center
Owner of record	OSP HealthCare System
Tax ID	Multiple
Total Land Area	8.36 Acres, 363,986 SF
Rentable Area (SF)	221,754 SF
Percent Occupied	0%
Year Built	1977
Zonig Designation	MED, Medical



BUILDING 1

BUILDING 2

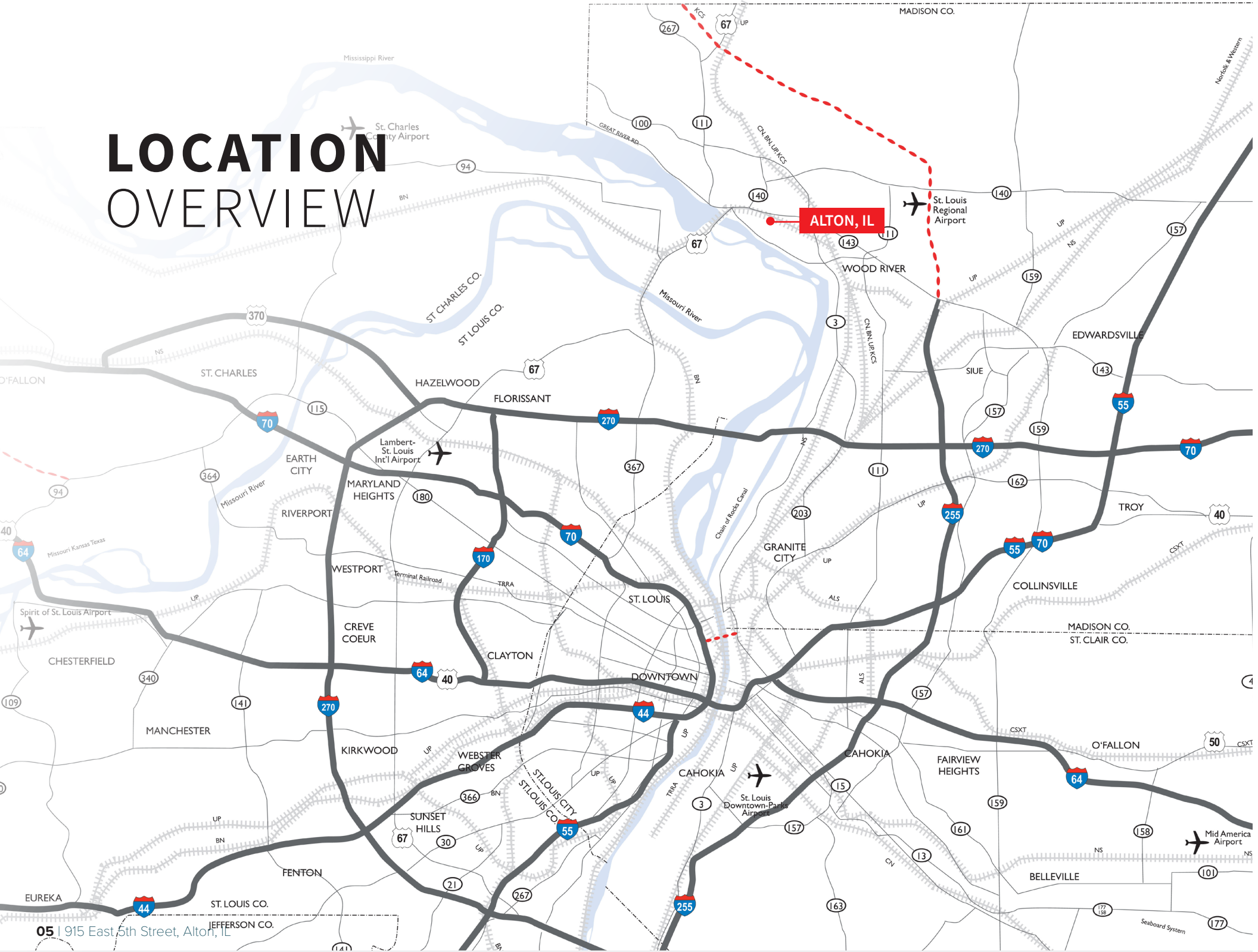
BUILDING 3

Building Name/Type	St. Clare's Hospital	St. Clare's Medical Office	St. Clare's Hospital, Villas, and Medical Office
General Property Type	Healthcare	Office	Healthcare
Property Type	Acute care hospital	Medical office	Medical center
Competitive Property Class	C	C	C
Occupancy Type	Owner-occupied	Multi-tenant	Owner-occupied, Multi-tenant
Number of Buildings	1	1	2
Stories	5	4	4 - 5
Year Built	1921, 1940s, 1970	1977	1977
Construction Class	Class B	13,038	Multiple
Construction Type	Reinforced concrete frame	Masonry	Multiple
Construction Quality	Average	Average	Average
Condition	Fair	Fair	Fair

Building Areas and Ratios

Rentable Area (SF)	183,929 SF	37,825 SF	221,754 SF
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LOCATION OVERVIEW





IN N' OUT PACKAGE LIQUOR

WOODSTOCK LOUNGE

GERMANIA BREW HAUS

KINZEL'S FLOWER SHOP

FAST EDDIE'S FRIED CHICKEN

SUBWAY

MCDONALD'S

TACO BELL

MAD HATTER MUFFLERS

SUBJECT PROPERTY

SCOTT BIBB CENTER

LAMAY'S CATERING, INC

PROMERRI CRAFTS & MORE

CHUBBY'S GRILL & GARAGE



NEARBY AMENITIES

Property Images



Interior photos



DIVERSE ECONOMIC BASE

The St. Louis MSA's economy benefits from a stable, slowly growing population base, and higher income and education levels. It is a major regional force in healthcare, defense spending, and higher education.



Major Employers – St. Louis MSA

	Name	Employees
1	BJC Healthcare	29,305
2	Walmart, Inc.	22,290
3	Mercy Health Care	20,182
4	Washington University in St. Louis	17,800
5	Boeing Defense, Space & Security	14,566
6	SSM Health Care System	13,500
7	Scott Air Force Base	13,000
8	Schnuck Markets Inc.	10,858
9	Mercy Clinic	9,305
10	Archdiocese of St. Louis	9,000
11	McDonald's Corp.	7,550
12	St. Louis University	7,221
13	Edward Jones	6,521
14	Washington University Physicians	6,261
15	Wells Fargo	6,000
16	USPS	5,600
17	Centene Corp.	5,500
18	World Wide Technology, Inc.	5,500
19	Ameren Corp.	5,182
20	Imo's Pizza	5,100

Source(s): AllianceSTL, June 2021; St. Louis Business Journal, 2019; St. Louis Regional Chamber, 2017, ww.stlmag.com

Fortune 1000 Companies – St. Louis, MO-IL MSA, 2020

	Company	Rank	Revenue (billions)
1	Centene	42	\$74.639
2	Emerson Electric	176	\$18.372
3	Reinsurance Group of America	225	\$14.300
4	Edward Jones	336	\$9.526
5	Graybar Electric	415	\$7.523
6	Olin	481	\$6.110
7	Ameren	488	\$5.910
8	Post Holdings	499	\$5.681
9	Peabody Energy	582	\$4.623
10	Stifel Financial	690	\$3.195
11	Caleres	797	\$2.921
12	Energizer Holdings	834	\$2.729
13	Belden	874	\$2.491
14	Arch Resources	922	\$2.294

Source: Alliance STL

Contact information

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