

1838 CENTRAL PLAZA DR.

1838 CENTRAL PLAZA DR., BELLEVILLE, IL 62221

PROPERTY SUMMARY



LOCATION DESCRIPTION

Strategically located in Belleville, the area surrounding 1838 Central Plaza Dr. offers an enticing blend of local attractions and amenities, making it an ideal location for retail or strip center tenants. With its close proximity to the high-traffic IL-15, and IL-13 intersection, the property benefits from excellent accessibility and visibility. Nearby, the St. Clair Square presents a popular shopping destination featuring a variety of well-known retailers and dining options, attracting a steady flow of foot traffic and enhancing the area's commercial appeal. The Belleville Highbanks and the National Shrine of Our Lady of the Snows are notable local attractions that draw visitors and residents, enriching the vibrant and diverse consumer base of Belleville.

PROPERTY HIGHLIGHTS

- Versatile layout accommodating various retail or commercial uses
- Ample on-site parking for customers and employees
- Customizable interiors to suit specific business requirements
- Efficient floor plan for streamlined operations and product

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	1,500 - 5,490 SF
Lot Size:	0.94 Acres
Building Size:	7,040 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,937	28,559	51,494
Total Population	8,891	58,964	109,042
Average HH Income	\$75,148	\$70,094	\$70,741



Legacy Commercial Property

info@legacypro.com | 615.610.0885

209 Powell Place, Brentwood, TN 37027

1838 CENTRAL PLAZA DR.

1838 CENTRAL PLAZA DR., BELLEVILLE, IL 62221

ADDITIONAL PHOTOS



Legacy Commercial Property

info@legacypro.com | 615.610.0885

209 Powell Place, Brentwood, TN 37027

1838 CENTRAL PLAZA DR.

1838 CENTRAL PLAZA DR., BELLEVILLE, IL 62221

PLANS



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,500 - 5,490 SF

Lease Term:	Negotiable
Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1838 Central Plaza Dr	Available	1,500 - 5,490 SF	NNN	Contact Broker for Pricing	-
1838 Central Plaza Dr.	Marco's Pizza	1,550 SF	NNN	-	-



Legacy Commercial Property

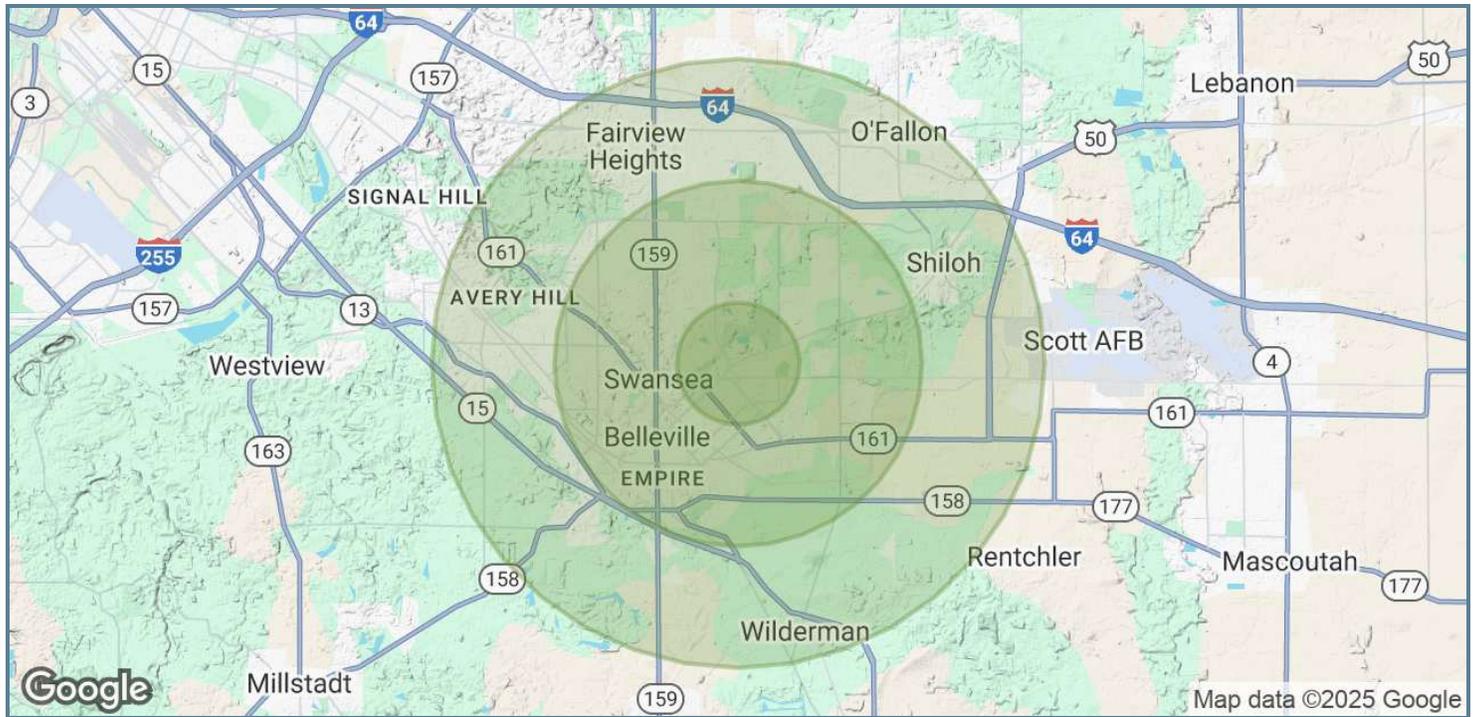
info@legacypro.com | 615.610.0885

209 Powell Place, Brentwood, TN 37027

1838 CENTRAL PLAZA DR.

1838 CENTRAL PLAZA DR., BELLEVILLE, IL 62221

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,891	58,964	109,042
Average Age	41.3	39.4	39.1
Average Age (Male)	38.8	38.3	37.3
Average Age (Female)	43.6	41.3	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,937	28,559	51,494
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$75,148	\$70,094	\$70,741
Average House Value	\$140,804	\$142,396	\$139,921

2020 American Community Survey (ACS)



Legacy Commercial Property

info@legacypro.com | 615.610.0885

209 Powell Place, Brentwood, TN 37027



Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

