

LEASE

92 NORTH PORT

92 Northport, Alton, IL 62002 Alton, IL 62002



LEASE RATE

\$13.00 SF/yr

Rick Lauschke
(618) 444-9182

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PROPERTY DESCRIPTION

Retail Space located in a high visibility area

Property Highlights:

Corner Retail Space With Excellent Visibility To HWY67 And Homer Adams Parkway

Average Combined Daily Traffic Is 23,150 VPD

Two ADA Bathrooms

100 Parking Spaces In Common Parking Lot

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Number of Units:	6
Available SF:	1,350 SF
Lot Size:	2 Acres
Building Size:	21,625 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,211	14,349	19,278
Total Population	4,823	32,605	44,458
Average HH Income	\$70,375	\$82,801	\$83,272

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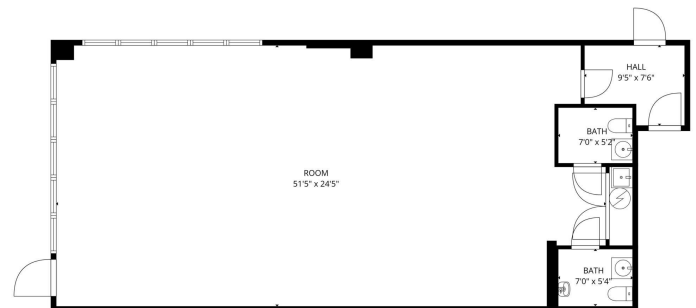


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TOTAL: 85 sq. ft.
1st floor: 85 sq. ft.
PERMITTED AREAS: 1102 sq. ft. UNPERMITTED: 16 sq. ft. 1411 - AT ON #

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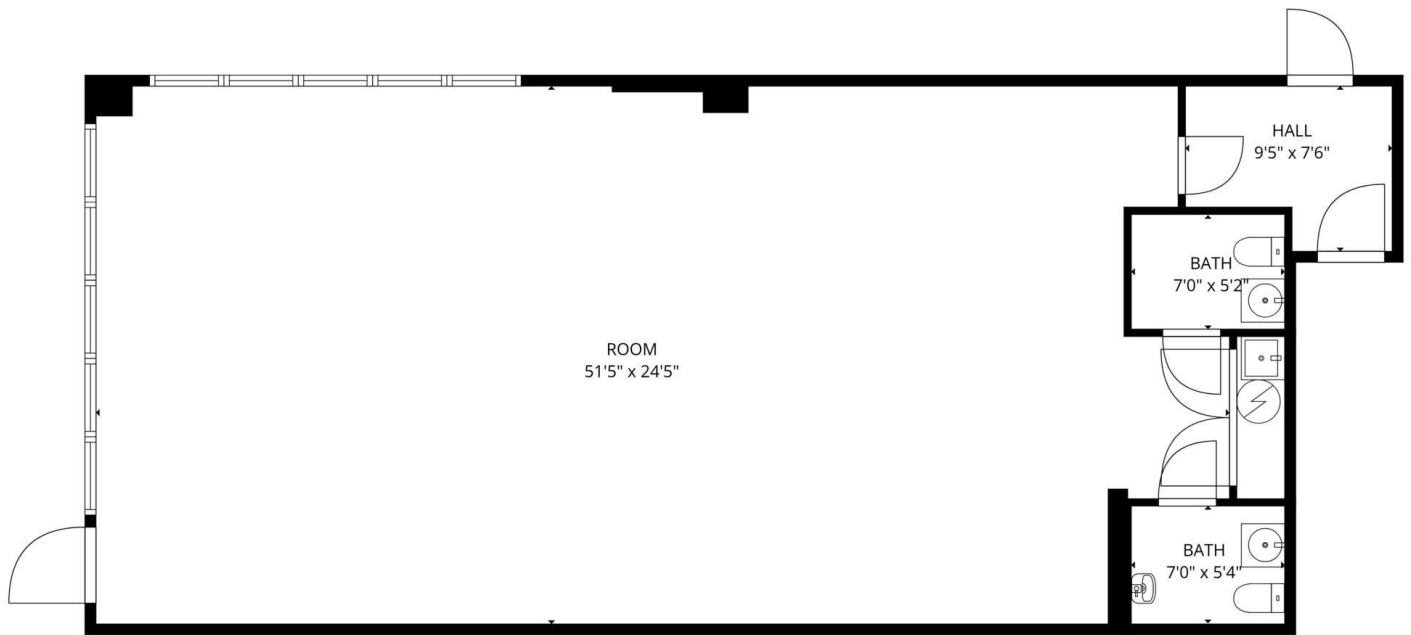


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TOTAL: 85 sq. ft

1st floor: 85 sq. ft

EXCLUDED AREAS: ROOM: 1192 sq. ft, UNDEFINED: 16 sq. ft, HALL: 61 sq. ft,
WALLS: 85 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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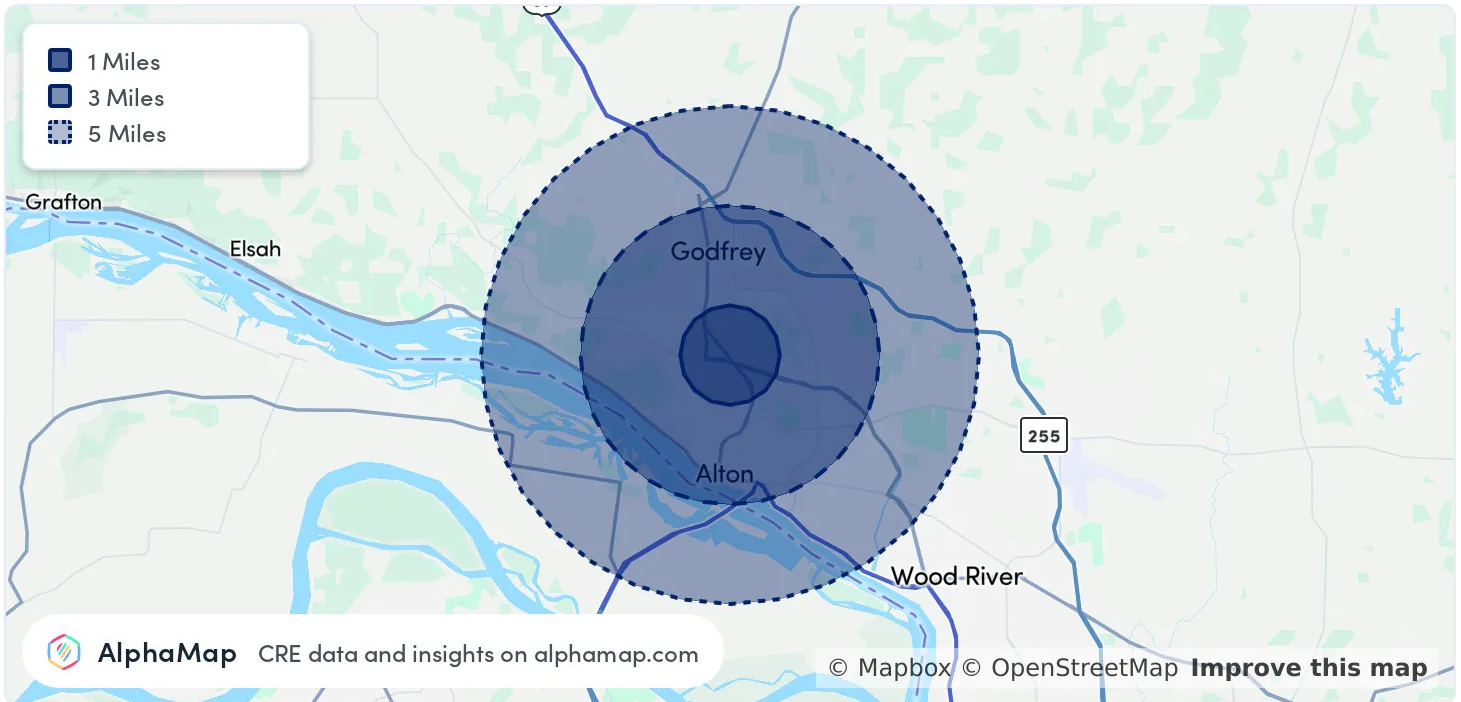


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,823	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	2,211	14,349	19,278
Persons per HH	2.2	2.3	2.3
Average HH Income	\$70,375	\$82,801	\$83,272
Average House Value	\$142,889	\$164,298	\$165,445
Per Capita Income	\$31,988	\$36,000	\$36,205

Map and demographics data derived from AlphaMap

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