

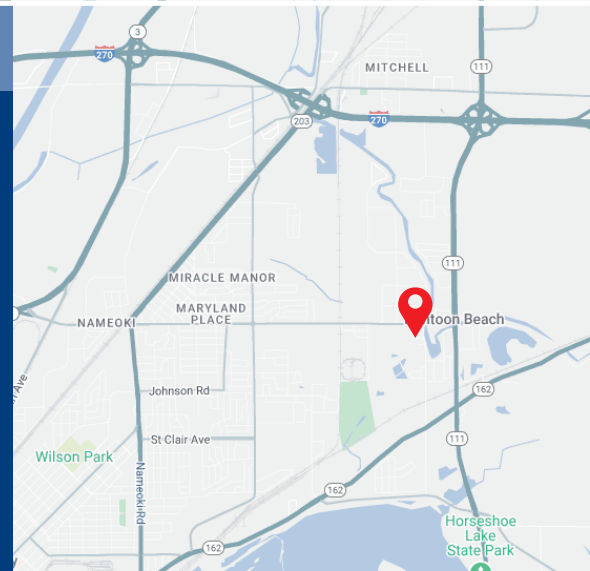
# FOR LEASE

2 REMAINING RETAIL SPACES AVAILABLE  
4020 Pontoon Rd. | Pontoon Beach, IL 62040



## PROPERTY HIGHLIGHTS

- Redeveloped 38,000± SF Shopping Center
- 3,333± SF space available: **\$10.00 PSF Gross**
- 2,000± SF space available: **\$15.00 PSF Gross**
- New space delivered in “white box” condition
- +180 Parking spaces plus overflow parking
- Digital pylon sign coming
- Anchored by Forever After Event Venue
- Located ½ mile west of Route 111 on Pontoon Rd.
- ADT+10,000



## CONTACT US:

### Paul Nagel

Vice President

Mobile: 314-409-1313

[pnagel@gundakercommercial.com](mailto:pnagel@gundakercommercial.com)



**GUNDAKER**  
COMMERCIAL GROUP

55 Westport Plaza Drive, Ste. 200

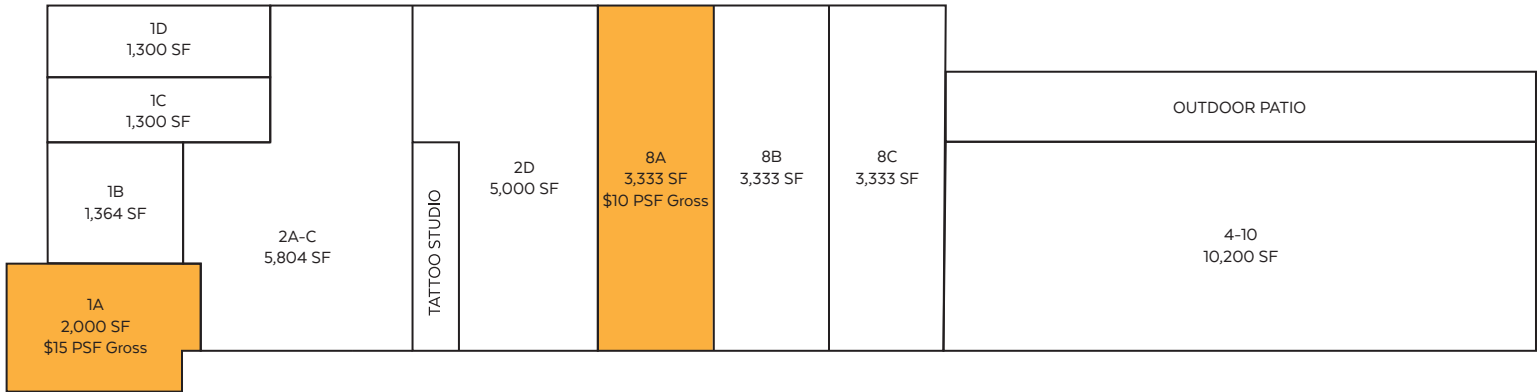
St. Louis, MO 63146

M: 636-728-5100 | F: 636-728-5140

[gundakercommercial.com](http://gundakercommercial.com) [in](#) [@](#) [f](#)

# LEASING PLAN, DEMOGRAPHICS, AND PHOTOS

## LEASING PLAN



4020 1A	2,000 SF	AVAILABLE
4020 1B	1,364 SF	Grants & Sons Meat Market
4020 1C	1,300 SF	Jacks 5th St. Poker
4020 1D	1,300 SF	Vape Shop
4020 2A-C	5,804 SF	Mex Gro
4020 2D	5,000 SF	
4020 8A	3,333 SF	AVAILABLE
4020 8B	3,333 SF	Jeni's Attic
4020 8C	3,333 SF	Socket Fiber
4020 4-10	10,200 SF plus outdoor patio	Forever After Banquet & Event Center

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population	4,685	27,494	48,049
2024 Households	1,865	11,540	19,845
Median HH Income	\$55,034	\$58,004	\$57,870
Median Age	39.50	42.2	41.2
Daytime Employees	915	7,281	18,118
TRAFFIC COUNTS			
Pontoon Rd. and Oakmount Center		9,775 VPD	



## CONTACT US:

**Paul Nagel**  
 Vice President  
 Mobile: 314-409-1313  
 pnagel@gundakercommercial.com



**GUNDAKER**  
 COMMERCIAL GROUP

55 Westport Plaza Drive, Ste. 200  
 St. Louis, MO 63146  
 M: 636-728-5100 | F: 636-728-5140  
 gundakercommercial.com **in** **@** **f**