



LOCATION.  
commercial real estate

# 1.76 ACRE LOT AT SIGNALIZED CORNER FOR SALE OR LEASE

BELLEVILLE, IL

5940 BELLEVILLE CROSSING

12700 (2023)

Frank Scott Pkwy

22,000 (2023)

SITE

BURGER KING  
Wendy's  
Walgreens

QDOBA  
at&t

White Castle

Arby's

POPEYE'S  
COMMERCE NETWORK

Panera  
BREAD

DOLLAR  
TREE

PET SMART



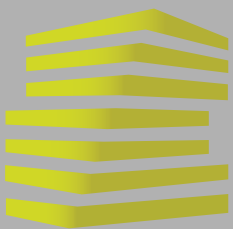
THE HOME  
DEPOT

Belleville Crossing St - 4,700 (2023)

W Illinois Highway 15

Freddy's  
STEAKBURGERS

Club  
CAMPUS



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## NEIGHBORHOOD VIBE

ALEX APTER

314.818.1562 (OFFICE)  
314.488.5900 (MOBILE)  
Alex@LocationCRE.com

TONY MOON

314.818.1567 (OFFICE)  
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### TRADE AREA OVERVIEW

Belleville is a city in St. Clair County, Illinois, United States, co-extensive with Belleville Township. Belleville is the eighth-most populated Illinois city outside of the Chicago Metropolitan Area and the most populated city south of Springfield in the state of Illinois. It is the county seat of St. Clair County, and the seat of the Roman Catholic Diocese of Belleville and the National Shrine of Our Lady of the Snows.

Belleville is the most populated city in the Metro-East region of the St. Louis Metropolitan Area and in Southern Illinois. Due to its proximity to Scott Air Force Base, the population receives a boost from military and federal civilian personnel, defense contractors, and military retirees. Lindenwood University and Southwestern Illinois College have campuses located in Belleville. The city's top employers include Scott Air Force Base, Memorial Hospital, and Southwestern Illinois College.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	4,475	39,082	86,459
<b>HOUSEHOLDS</b>	2,117	17,316	37,499
<b>EMPLOYEES</b>	3,143	17,430	30,820
<b>MED HH INCOME</b>	\$74,787	\$85,749	\$93,626

### AREA RETAIL | RESTAURANTS

**TARGET**  
**THE HOME DEPOT**  
**Wendy's**  
**Walgreens**  
**PETSMART**  
**Panera BREAD**  
**DOLLAR TREE**



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## MARKET AERIAL

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- 1.76 ACRE LOT AT SIGNALIZED CORNER FOR SALE OR LEASE
- SHADOW ANCHORED BY TARGET (1.1M ANNUAL VISITS) AND HOME DEPOT (529.7K ANNUAL VISITS)  
\*VISITOR DATA PROVIDED BY PLACER.AI
- OVER 13,500 VEHICLES PER DAY ON FRANK SCOTT PKWY
- CALL BROKER FOR PRICING



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