



PIASSA CENTER

SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126

Caleb@ManorRealEstate.com

**500-520 WEST DELMAR AVENUE
ALTON, IL 62002
1,700 — 10,129 S.F. | \$12.00/S.F. N.N.N.**

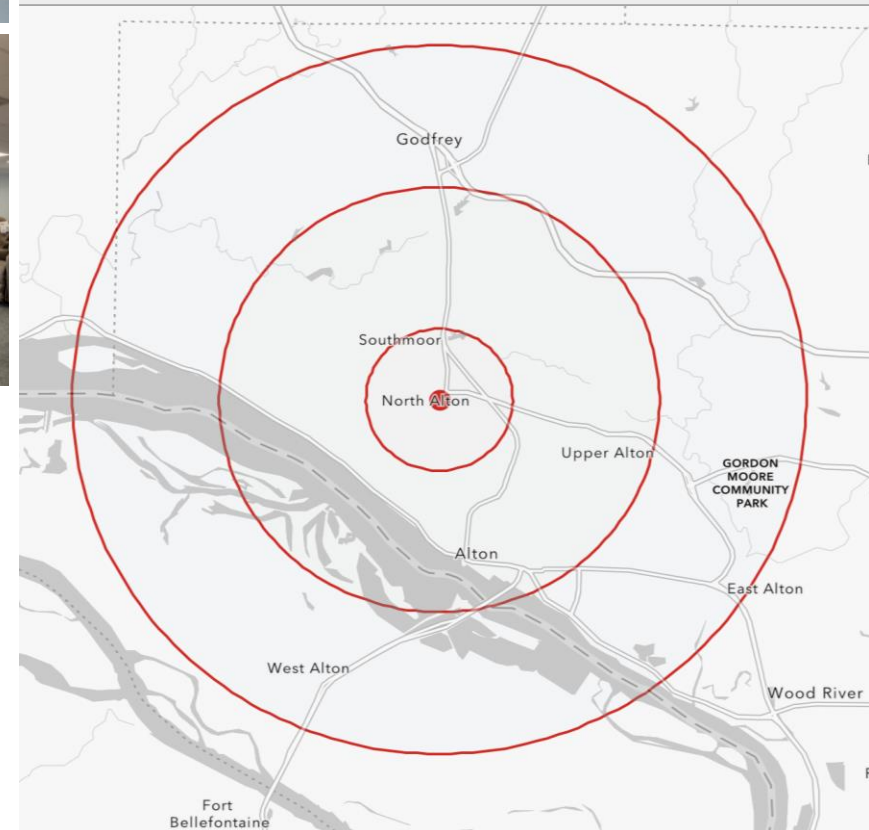
PROPERTY INFORMATION



- ESTABLISHED SHOPPING CENTER SERVING ALTON, ILLINOIS!
- OVER 570 FEET OF FRONTAGE TO WEST DELMAR AVENUE AND 209 FEET OF FRONTAGE TO STATE STREET
- 6 ACCESS POINTS — 1 SIGNALIZED INTERSECTION WITH 11,300 VEHICLES PER DAY
- ABUNDANT PARKING
- CLOSE PROXIMITY TO HOME ADAMS PARKWAY AND HIGHWAY 67
- DIRECTLY ADJACENT TO MAJOR RETAILERS SCHNUCKS, WALGREEN'S, CVS, AND HARDEE'S

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		6,317	29,434	44,111
HOUSEHOLDS		2,863	13,035	19,116
AVERAGE HH INCOME		\$91,611	\$87,305	\$85,960



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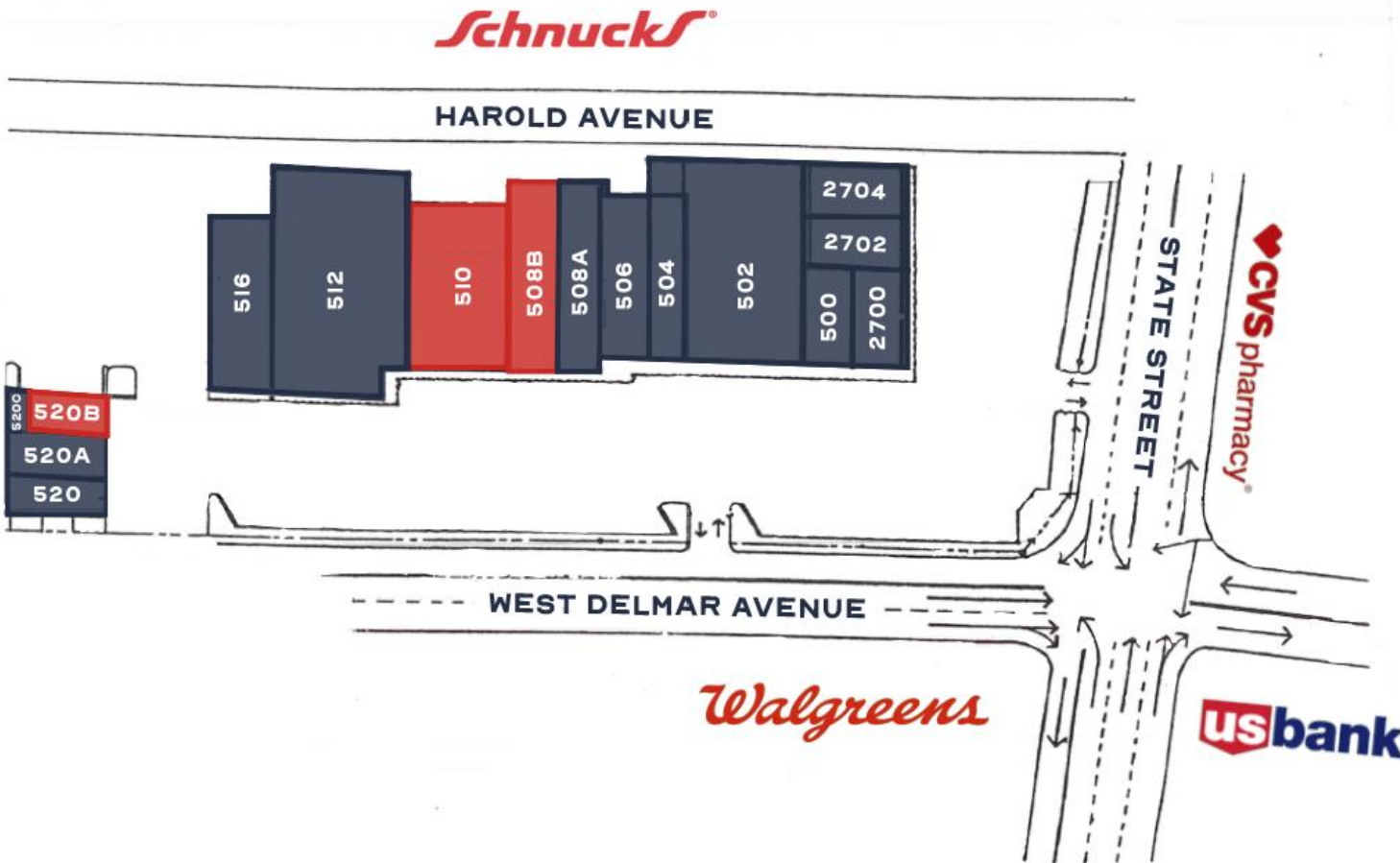
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SITE PLAN



PIASA CENTER

SUITE	STATUS	TENANT
500	LEASED	SUBWAY
502	LEASED	DOLLAR GENERAL
504	LEASED	OCCUPIED
506	LEASED	BEST WASH
508A	LEASED	CLOUD BUSTER
508B	AVAILABLE 3,772 S.F.	VACANT
510	AVAILABLE 6,357 S.F.	VACANT
512-516	LEASED	HOME SWEET HOME
520	LEASED	PIASA CLEANERS
520A	LEASED	PICTURE THIS AND MORE
520B	AVAILABLE 1,700 S.F.	VACANT
520C	LEASED	HAIR SALON
2700	LEASED	GREAT CLIPS
2702	LEASED	CHINA WOK
2704	LEASED	IMO'S

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AERIAL



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