

STATE STREET SHOPPING CENTER



SCAN HERE!



EDDIE CHERRY

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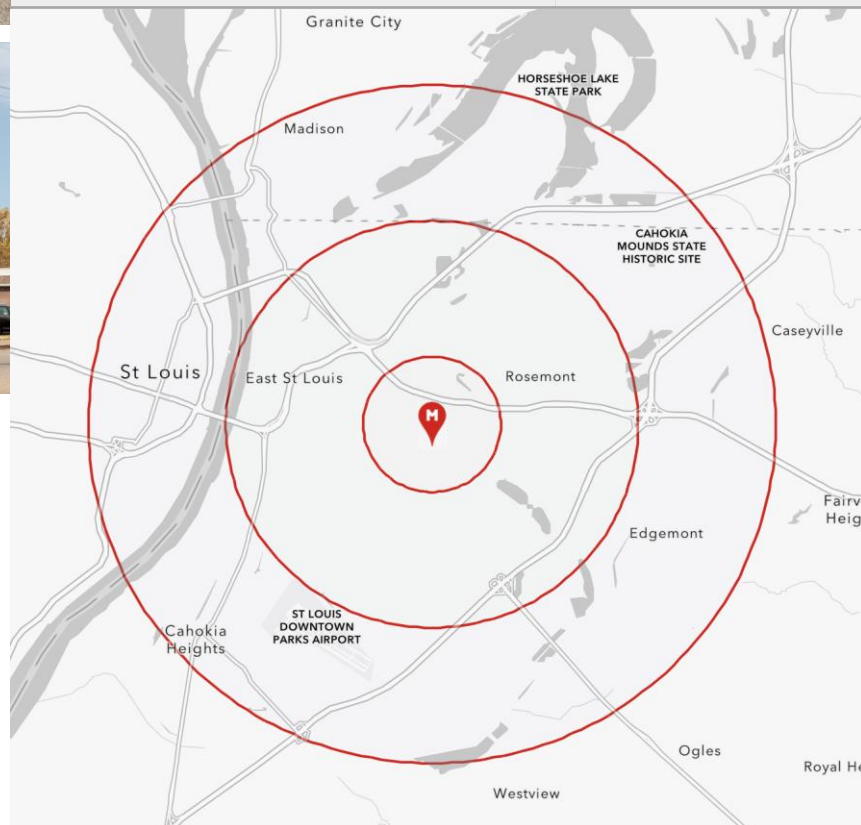
**2511 STATE STREET
EAST ST. LOUIS, IL 62205
1,400-6,650 S.F. | \$14.00/S.F. N.N.N.**

PROPERTY INFORMATION



- ESTABLISHED DUAL-GROCER ANCHORED SHOPPING CENTER
- NATIONAL RETAIL CO-TENANCY INCLUDES WALGREENS, FAMILY DOLLAR, O'REILLY, RAINBOW & SAVE-A-LOT
- EXCELLENT POSITIONING AT ALL FOUR (4) CORNERS OF SIGNALIZED INTERSECTION
- PYLON SIGNAGE AVAILABLE
- TWO BLOCKS SOUTH OF INTERSTATE 64
- TENANT BROKER INCENTIVES AVAILABLE!

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,576	22,863	77,652
HOUSEHOLDS	2,403	9,269	35,157
AVERAGE HH INCOME	\$46,307	\$43,635	\$66,229



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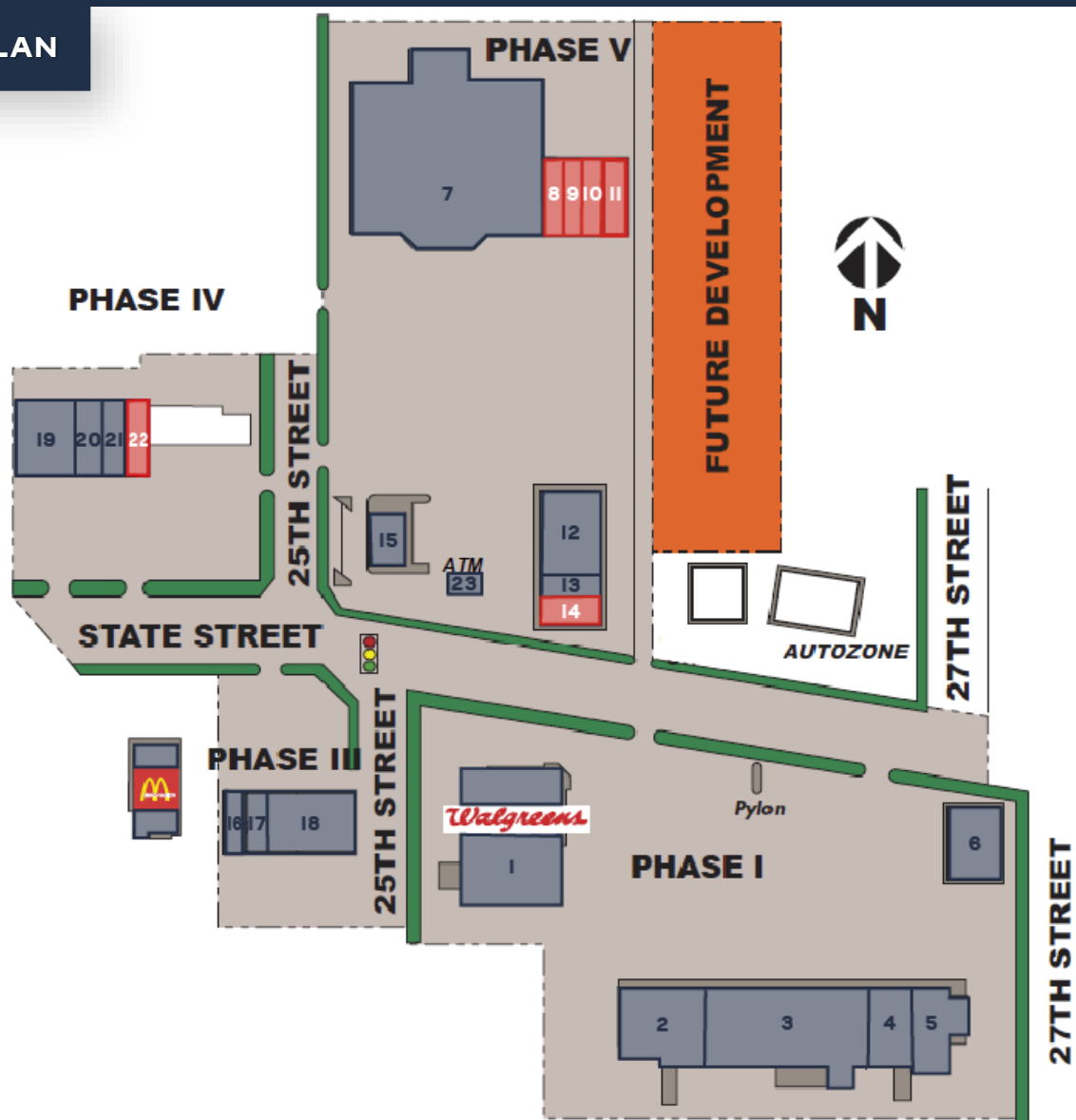
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SITE PLAN



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SUITE	SIZE	STATUS
SUITE 1	13,905 S.F.	WALGREENS
SUITE 2	7,000 S.F.	DTLR
SUITE 3	14,482 S.F.	SAVE-A-LOT
SUITE 4	3,800 S.F.	JWG BEAUTY
SUITE 5	4,468 S.F.	FAMILIA DENTAL
SUITE 6	4,800 S.F.	O'REILLY
SUITE 7	31,830 S.F.	GATEWAY MKT
SUITE 8	1,500 S.F.	AVAILABLE
SUITE 9	1,400 S.F.	AVAILABLE
SUITE 10	1,600 S.F.	AVAILABLE
SUITE 11	2,150 S.F.	AVAILABLE
SUITE 12	7,000 S.F.	RAINBOW
SUITE 13	1,500 S.F.	H&R BLOCK
SUITE 14	2,500 S.F.	AVAILABLE
SUITE 15	2,200 S.F.	URBAN LEAGUE
SUITE 16	1,125 S.F.	TOTAL BY VERIZON
SUITE 17	900 S.F.	BOOST MOBILE
SUITE 18	6,000 S.F.	OAK STREET
SUITE 19	6,000 S.F.	GEN X CLOTHING
SUITE 20	1,500 S.F.	METRO PCS
SUITE 21	1,350 S.F.	ST. LOUIS FISH
SUITE 22	1,500 S.F.	AVAILABLE
SUITE 23	49 S.F.	ACTION ATM

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AERIAL



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