

**MAIN STREET BELLEVILLE
MIXED USE
BUILDING FOR SALE**



CALEB ANTHONIS

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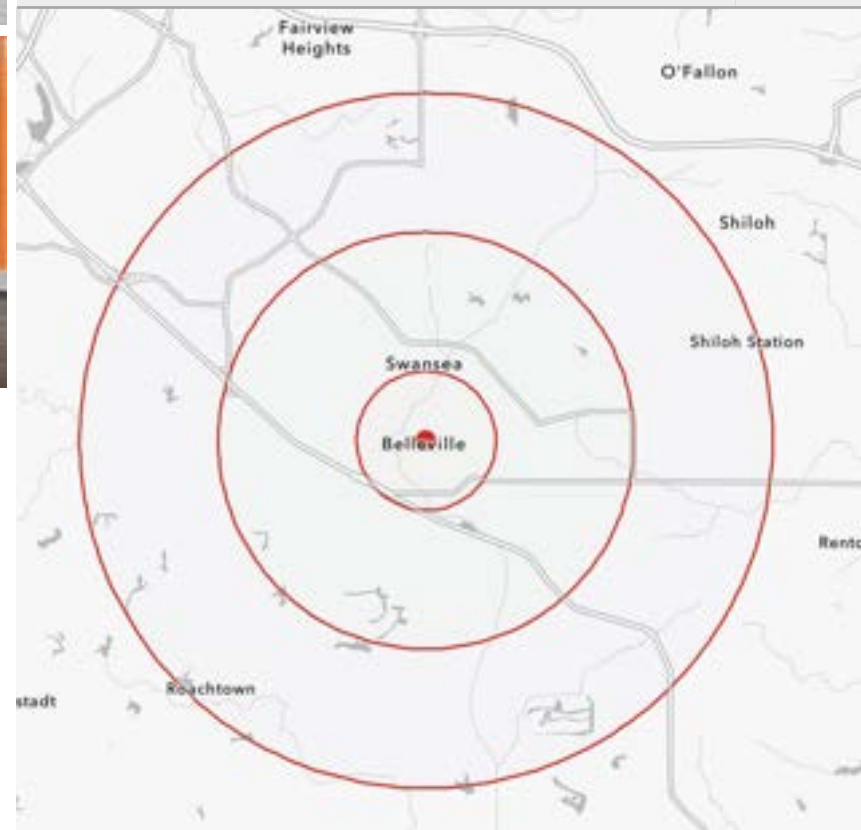
**18 E MAIN STREET
BELLEVILLE, ILLINOIS 62220
3,200 S.F. | \$299,000 (\$93.44)**

PROPERTY INFORMATION



- HISTORIC MAIN STREET MIXED USE BUILDING IN DOWNTOWN BELLEVILLE WITH STRONG STREET PRESENCE AND PEDESTRIAN VISIBILITY
- IDEAL OWNER USER OR VALUE ADD OPPORTUNITY WITH POTENTIAL TO OCCUPY SPACE AND LEASE ADDITIONAL AREAS FOR INCOME
- COMPETITIVELY PRICED AT \$93/S.F. WITHIN COMPARABLE RANGE OF \$86 TO \$112 PER S.F.
- PRIME WALKABLE LOCATION IN DOWNTOWN BELLEVILLE (WALK SCORE 87) NEAR RESTAURANTS, RETAIL, PROFESSIONAL SERVICES AND METROLINK
- STEPS FROM THE ST CLAIR COUNTY COURTHOUSE PROVIDING CONSISTENT DAYTIME FOOT TRAFFIC FROM LEGAL AND GOVERNMENT PROFESSIONALS

| DEMOGRAPHICS | | 1 MILE | 3 MILES | 5 MILES |
|-------------------|--|----------|----------|----------|
| POPULATION | | 10,332 | 49,706 | 91,597 |
| HOUSEHOLDS | | 4,322 | 21,934 | 39,780 |
| AVERAGE HH INCOME | | \$67,204 | \$83,169 | \$96,266 |

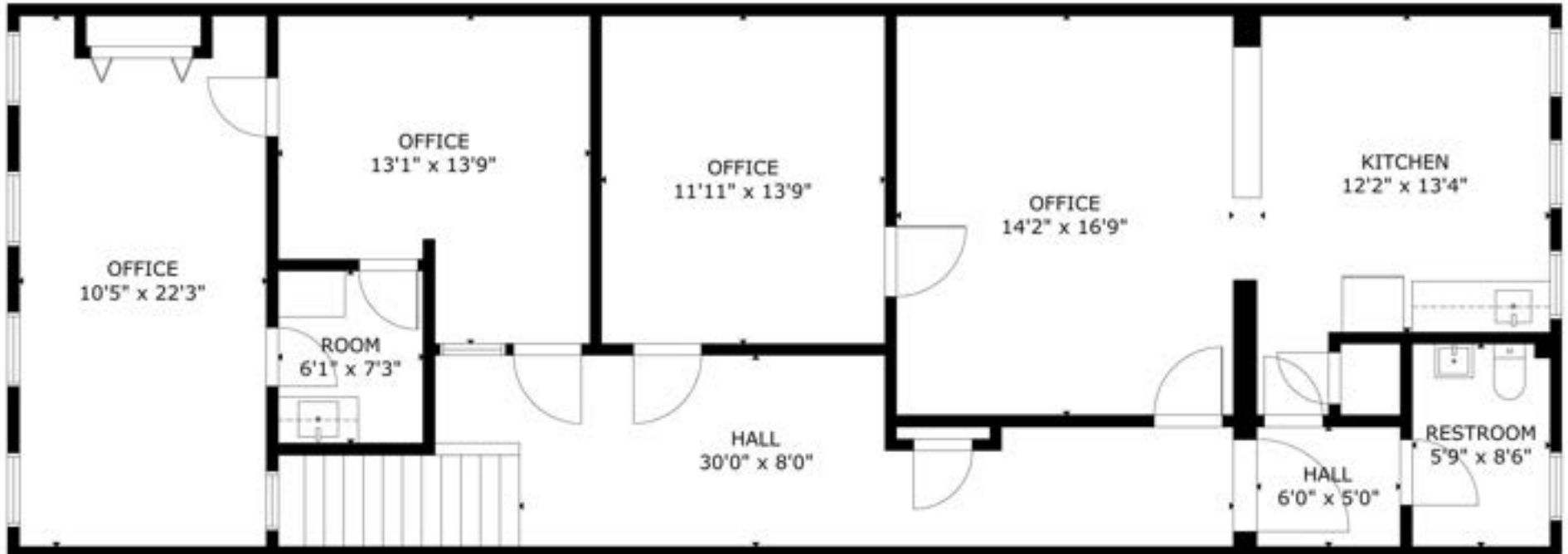


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2ND FLOOR OFFICE



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 1,433 sq ft
FLOOR 1: 1,433 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

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