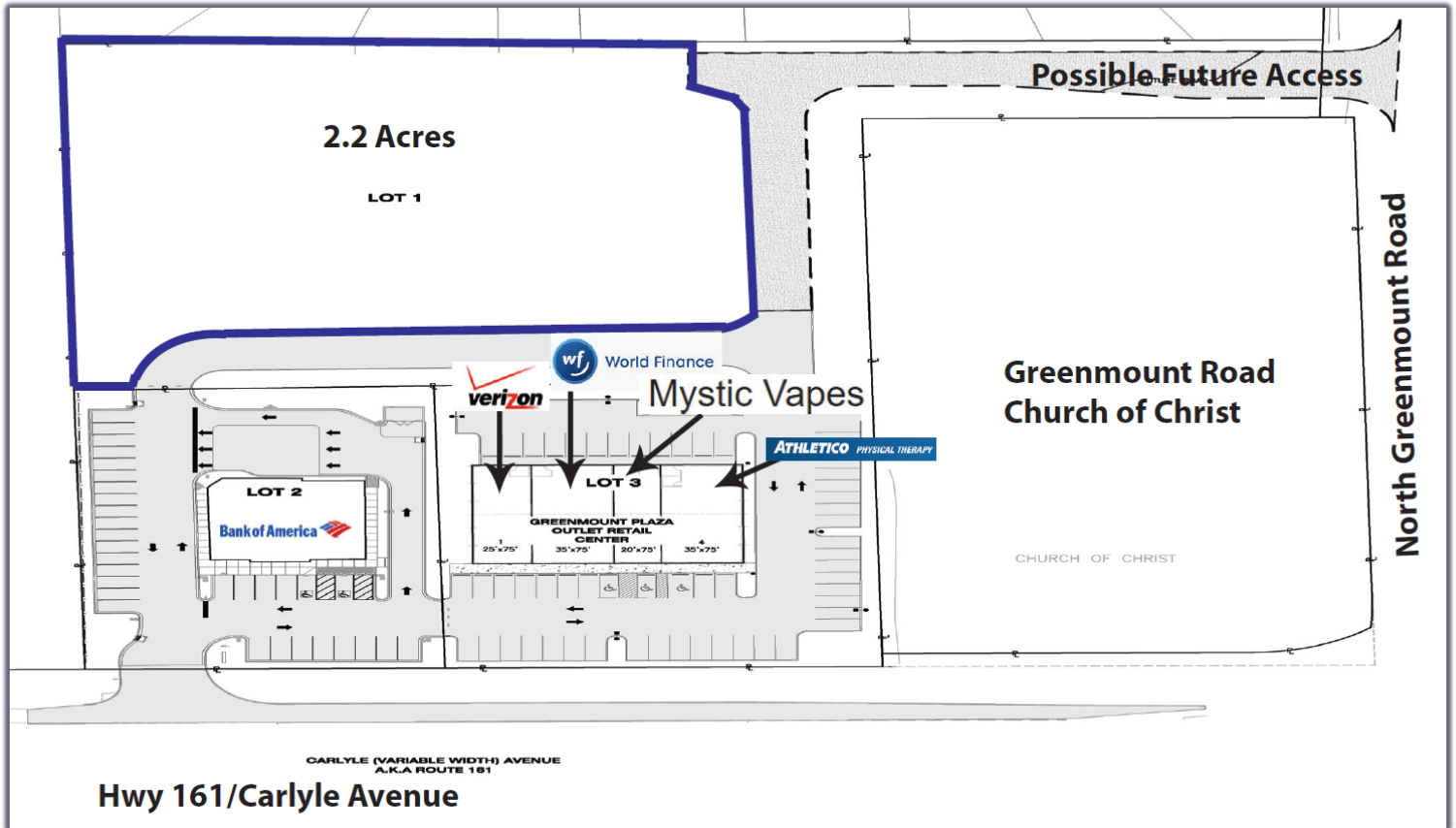


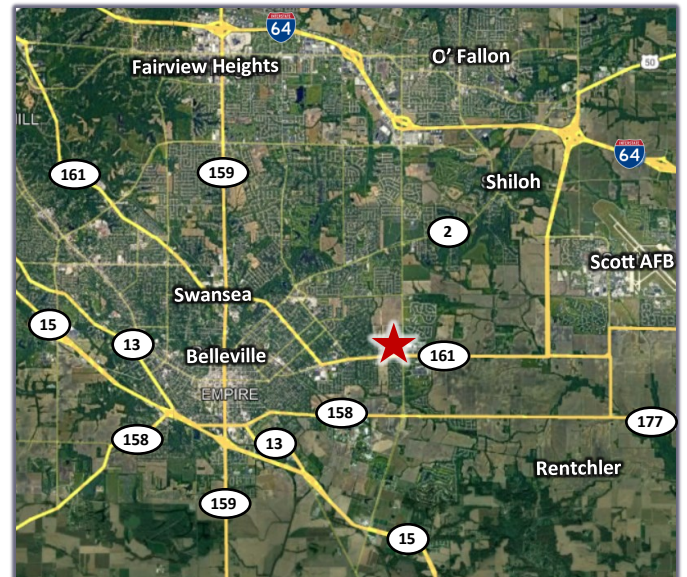
For Lease/Sale/Build-to-Suit

2.2 acres - Prime Retail Development Site

1915 Carlyle Ave.
Belleville, IL 62220



- Approx. 2.2 acres, Can Divide
- New Retail Center on Outlot
- Zoned Commercial (C-2)
- Underground Detention
- Utilities to Site
- Pad Ready Site
- Sale Price: \$8.00 PSF



Danny Wapelhorst

Vice President

Phone: (636) 970-0330

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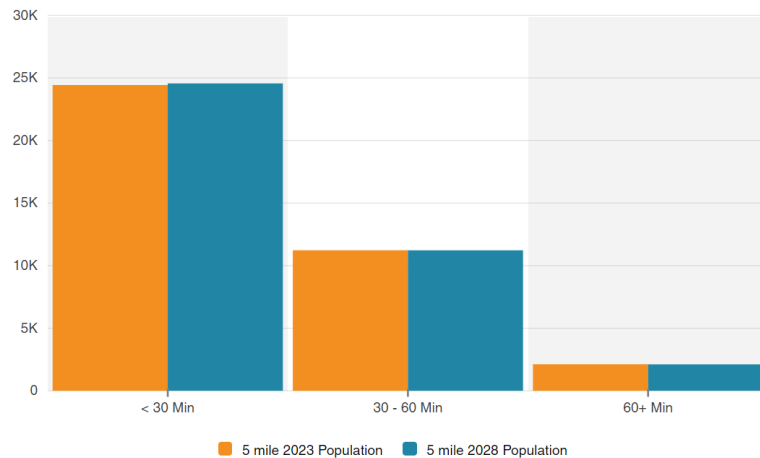
1915 Carlyle Ave.
Belleville, IL 62220



Population

	2 mile	5 mile
2010 Population	12,749	75,064
2023 Population	12,859	74,451

Population Travel To Work



Building Details

- Appealing 2-toned brick and metal building.
- Cross access throughout all parcels
- Located on Hwy 161/Carlyle Ave. with traffic counts of 24,400 vehicles per day.
- Join Verizon, Mystic Vapes, Athletico, and Bank of America

There are 45,493 employees in the area and 3,463 business. Some major employees include:

- Belleville Shoe Manufacturing
- DISA Global Operations Command
- Hq Air Force Communication Division
- Lowe's
- Power Maintenance Constructors
- Scott Air Force Base
- Southwestern Illinois College
- Target
- U.S. Department of Air Force
- US Transportation Command
- Walmart

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