

LEASE

220 REGIONAL DR.

220 Regional Drive Alton, IL 62002



LEASE RATE

\$13 SF/yr

Rick Lauschke

(618) 444-9182

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PROPERTY DESCRIPTION

Highly desirable retail/office space adjacent to Homer Adams Parkway and Alton Square Mall and across from Alton Corners retail center. This suite, approximately 4,436 s.f., is available for immediate occupancy. Prior use was fitness retail center. The main retail area is a large open space with storage and half bath in the back of the building. High traffic and visibility across from the Alton Square Mall and Alton Corners Retail center. Lease rate is \$13/s.f. NNN. Tenant is responsible for their prorata share of Real Estate Taxes, Common Area Maintenance, Insurance and utilities. Anchor tenants include Human Motion Institute and Heights Finance.

PROPERTY HIGHLIGHTS

- High Traffic/High Visibility Area
- Common Parking Lot
- Open Space

OFFERING SUMMARY

Lease Rate:	\$13 SF/yr (NNN)
Number of Units:	3
Available SF:	4,436 SF
Lot Size:	0.563 Acres
Building Size:	9,196 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,872	14,113	21,198
Total Population	4,015	32,839	49,275
Average HH Income	\$63,046	\$80,351	\$81,275

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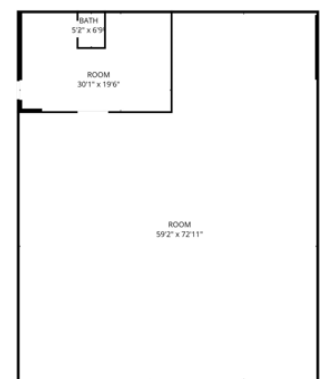
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FLOOR PLAN CREATED BY COLDWELL BANKER. MEASUREMENTS GIVEN FOR INFORMATION ONLY AND NOT GUARANTEED.

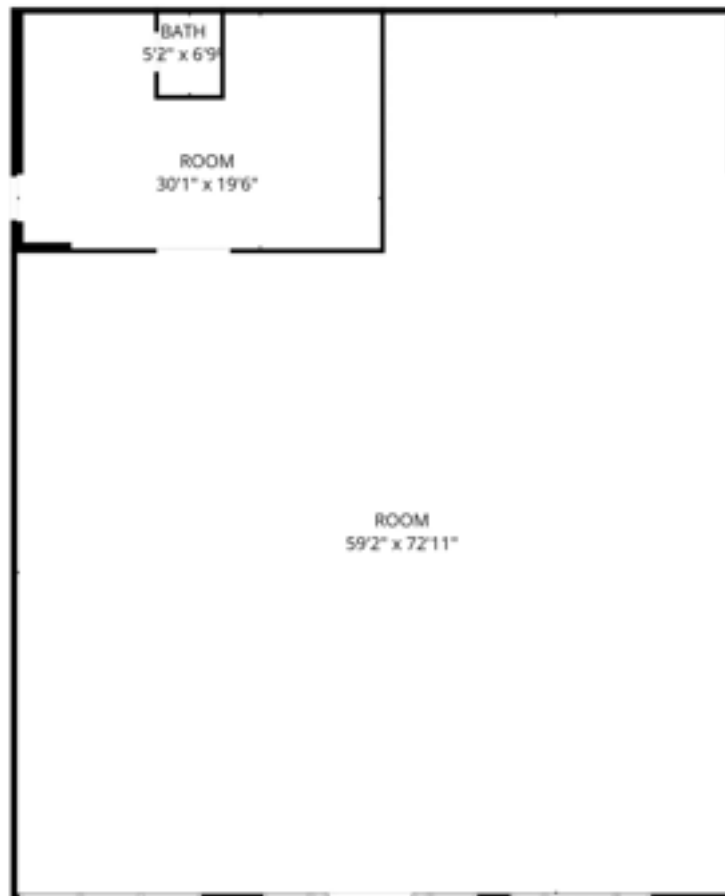
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FLOOR PLAN CREATED BY CUBICSCA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

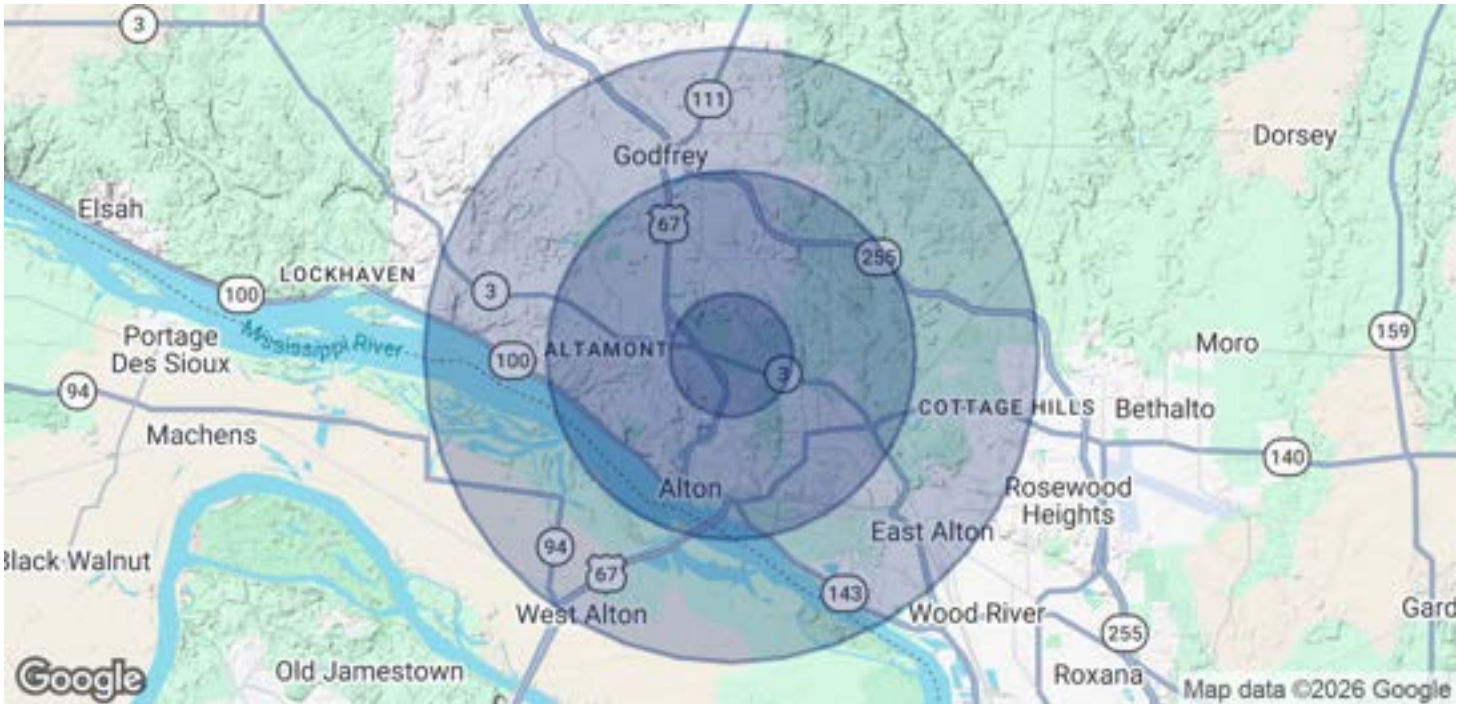
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,015	32,839	49,275
Average Age	39.2	42.9	43.6
Average Age (Male)	36	40.7	41.6
Average Age (Female)	43.1	45.9	45.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,872	14,113	21,198
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$63,046	\$80,351	\$81,275
Average House Value	\$115,365	\$146,863	\$149,530

2023 American Community Survey (ACS)

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