



**LOCATION.**  
commercial real estate

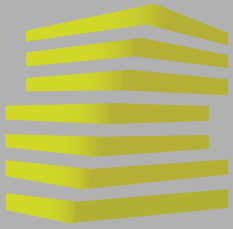


# CAMP JACKSON SHOPPING CENTER

1615 CAMP JACKSON RD

CAHOKIA, IL





# CAMP JACKSON SHOPPING CENTER

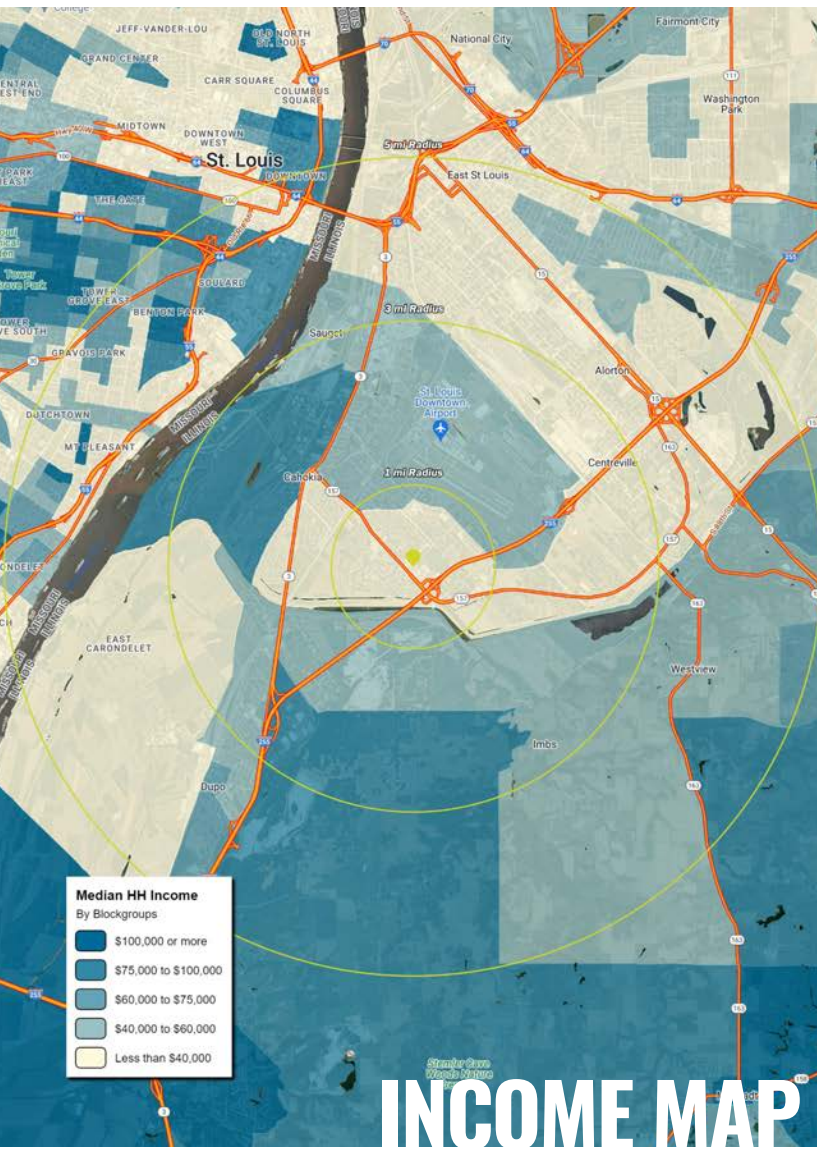
## NEIGHBORHOOD VIBE

ALEX APTER

314.818.1562 (OFFICE)  
314.488.5900 (MOBILE)  
Alex@LocationCRE.com

TONY MOON

314.818.1567 (OFFICE)  
314.560.0781 (MOBILE)  
Tony@LocationCRE.com



### TRADE AREA OVERVIEW

Cahokia, IL is a historic city located in St. Clair County, Illinois. It is situated across the Mississippi River from St. Louis, Missouri, and is known for its rich archaeological heritage and its association with the ancient Native American civilization of the same name.

Cahokia was once the site of a pre-Columbian Native American city, which is now a UNESCO World Heritage site known as Cahokia Mounds State Historic Site. This ancient city was the largest and most influential urban settlement in the Mississippian culture, which thrived between the years 1000 and 1350 CE. The Cahokia civilization was an advanced society that encompassed a vast area, including parts of present-day Illinois, Missouri, and other neighboring states.

In the modern era, Cahokia, IL has become a focal point for studying and preserving the remnants of the ancient civilization. The Cahokia Mounds State Historic Site covers more than 2,200 acres (890 hectares) and features over 70 mounds, as well as a reconstructed Woodhenge, which is believed to have been an astronomical observatory.

Visitors to Cahokia Mounds can explore the site's interpretive center, which provides exhibits, artifacts, and information about the history and culture of the Cahokia civilization. The site offers guided tours, educational programs, and special events to help visitors learn about the fascinating ancient city and its significance.

Today, Cahokia, IL is a residential community that surrounds the historic site. It also serves as a gateway for tourists and researchers interested in exploring the remains of the ancient city and gaining insights into the cultural heritage of the Mississippian civilization.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	3,529	17,717	57,413
<b>HOUSEHOLDS</b>	1,180	6,742	24,721
<b>EMPLOYEES</b>	651	4,577	25,864
<b>MED HH INCOME</b>	\$36,136	\$46,769	\$54,208

### AREA RETAIL | RESTAURANTS

**Schnucks**

**DOLLAR GENERAL**

**ALDI**

**RAC**

**TACO BELL**

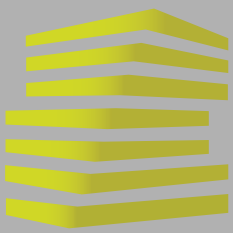
**Rally's HAMBURGERS**

**Little Caesars**

**KFC**

**H&R BLOCK**

**Auto Zone**



# CAMP JACKSON SHOPPING CENTER

## SITE PLAN

ALEX APTER

314.818.1562 (OFFICE)  
314.488.5900 (MOBILE)  
Alex@LocationCRE.com

TONY MOON

314.818.1567 (OFFICE)  
314.560.0781 (MOBILE)  
Tony@LocationCRE.com



### CAMP JACKSON SHOPPING CENTER

#### TENANT ROSTER

1	<b>SCHNUCKS</b>	<b>42,130</b>
2	<b>HOLLYWOOD BEAUTY</b>	<b>2,240</b>
3	<b>HOLLYWOOD BEAUTY</b>	<b>4,480</b>
4	<b>DOLLAR GENERAL</b>	<b>12,000</b>
5	<b>AVAILABLE</b>	<b>6,880</b>
6	<b>H&amp;R BLOCK</b>	<b>3,273</b>
7	<b>CHINA EXPRESS</b>	<b>3,000</b>
8	<b>LITTLE CAESARS</b>	<b>2,000</b>
9	<b>HOT SPOT</b>	<b>2,000</b>
10	<b>RENT A CENTER</b>	<b>4,400</b>
11	<b>iDeal Furniture (AVAILABLE 4/15/25)</b>	<b>26,576</b>

### 360 VIRTUAL TOURS

#### AVAILABLE SUITES



SUITE 5



SUITE 11

- ANCHORED BY SCHNUCKS, MAJOR GROCERY STORE IN THE MARKET
- SIGNALIZED ENTRANCE AT EACH END OF THE SHOPPING CENTER
- 26,576 SF JUNIOR ANCHOR SPACE AVAILABLE
- 6,880 SF SMALL SHOP SPACE AVAILABLE
- CALL BROKER FOR PRICING



# CAMP JACKSON SHOPPING CENTER

## PHOTOS

ALEX APTER

314.818.1562 (OFFICE)  
314.488.5900 (MOBILE)  
Alex@LocationCRE.com

TONY MOON

314.818.1567 (OFFICE)  
314.560.0781 (MOBILE)  
Tony@LocationCRE.com



26,576 SF AVAILABLE (4/15/2025)



6,880 SF AVAILABLE

26,576 SF AVAILABLE



6,880 SF AVAILABLE



6,880 SF AVAILABLE

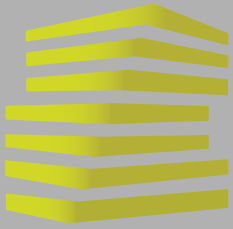


**LOCATION.**  
commercial real estate



[www.LocationCRE.com](http://www.LocationCRE.com)

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



# CAMP JACKSON SHOPPING CENTER

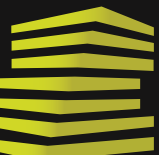
## MARKET AERIAL

ALEX APTER

314.818.1562 (OFFICE)  
314.488.5900 (MOBILE)  
Alex@LocationCRE.com

TONY MOON

314.818.1567 (OFFICE)  
314.560.0781 (MOBILE)  
Tony@LocationCRE.com



**LOCATION.**  
commercial real estate



[www.LocationCRE.com](http://www.LocationCRE.com)

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.