

For Sale

NAIDESCO

College Plaza Outlots

1602-92 Carlyle Ave, Belleville, IL 62221



Future Residential Development

Available
±0.83 AC
\$12.75 / SF



Available
±1.25 AC
\$14.50 / SF

Property Highlights



For Sale
±0.83 - 1.25 AC



Commercial Outlots



Excellent Visibility and Frontage on Carlyle Ave



Sale Price:
\$12.75 - \$14.50 / SF

For more information, please contact:



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Property Features

±0.83 - 1.25 AC Development Opportunity

- Zoned C-1 Light Commercial in the City of Belleville
- Excellent visibility and direct access from Illinois Route 161 at North Green Mount Road
- Conveniently located ±25 minutes from St. Louis
- Strong surrounding consumer base with increasing residential density
- In close proximity to many traffic generators:
 - Green Mount Commons Shopping Center, anchored by Walmart and Lowe's
 - Southwestern Illinois College (8,841 students)
 - Belleville East High School (2,472 students)

 **Sale Price: \$12.75 - \$14.50 per SF**

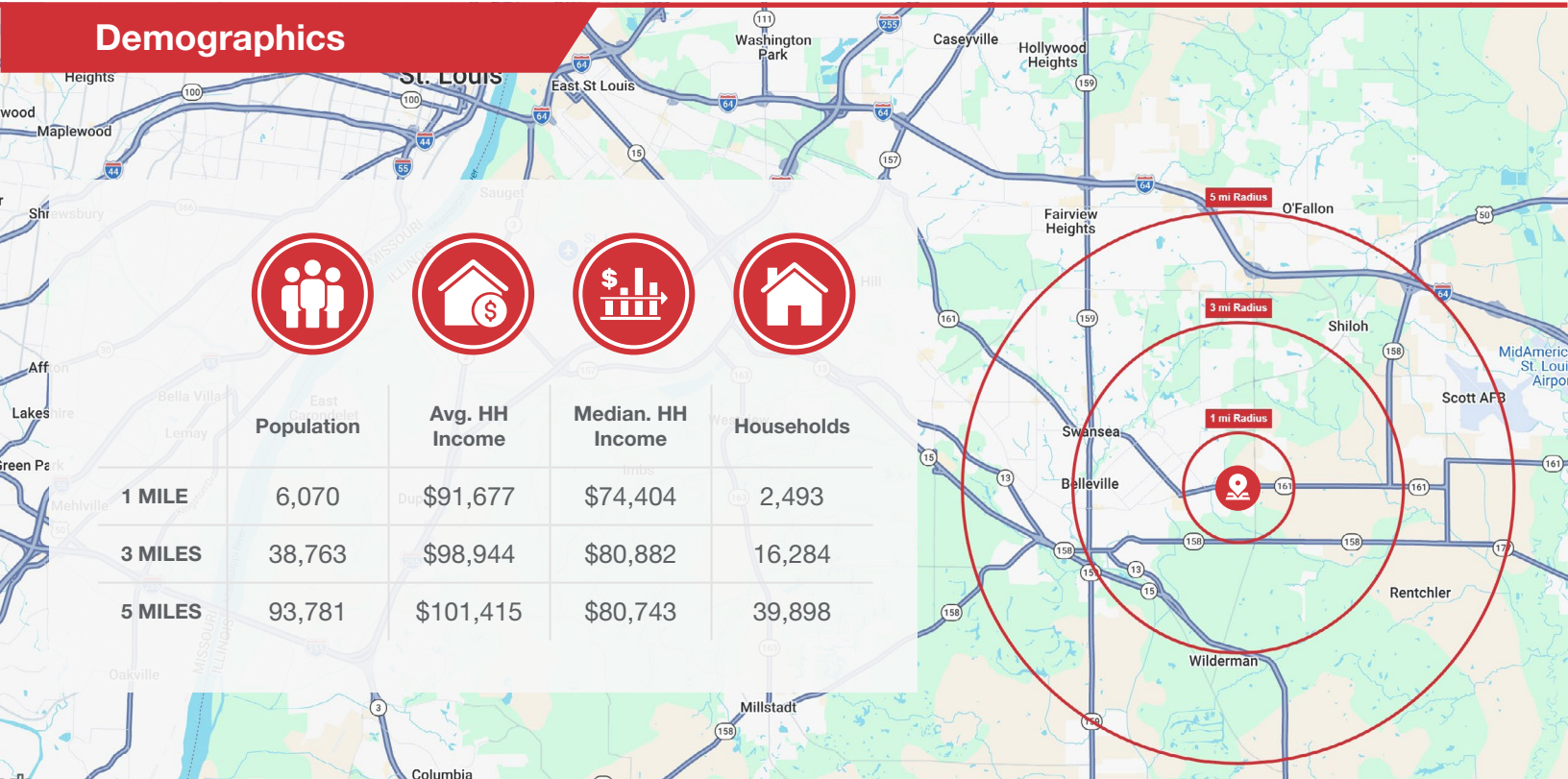
Nearby Retailers | Restaurants



Trade Area | Belleville, IL

Belleville offers a wide and dynamic trade area for commercial development, supported by a strong population base as the most populated city in both the Metro-East region of the St. Louis metro and Southern Illinois. Its close proximity to Scott Air Force Base adds stability and diversity through military personnel, federal employees, and contractors. The presence of Southwestern Illinois College further strengthens activity and demand.

Demographics





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