

For Sale

NAIDESCO

Trailblazer Commons Student Housing

820 Elm Street, Godfrey, IL 62035



Property Highlights



For Sale
37,422 SF on 4.24 AC



Student Housing
Apartment Buildings



Adjacent to Lewis &
Clark College Campus



Sale Price: \$6,650,000
*(Contact broker for 2025 YE
financials & 2026 projections)*

For more information, please contact:

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Property Features

- 131-bed student housing buildings
- Building 1, built in 2014; Building 2, built in 2016
- Adjacent to the Lewis & Clark Community College campus
- Fully furnished apartments
- On-site laundry facilities
- All units include appliances and TVs
- Situated 6 miles north of Alton, IL

Learn more about
Trailblazer Commons

Learn more about
Lewis & Clark College









Located in Godfrey, Illinois, approximately 30 miles north of St. Louis, Missouri, Lewis and Clark Community College serves roughly 12,000 students annually.

The college offers a broad range of academic transfer, career training, and workforce development programs, drawing students from throughout Southern Illinois and the greater St. Louis metropolitan area. Its consistent enrollment base supports ongoing demand for student-oriented housing in the surrounding market.





				
	Population	Avg. HH Income	Med. HH Income	Households
1 Mile	2,446	\$89,752	\$74,756	937
3 Miles	19,421	\$90,041	\$71,372	8,122
5 Miles	40,087	\$80,100	\$62,024	17,116



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