



3200 BROADWAY ST

97,805 SF FREE STANDING BUILDING ON HIGHEST TRAFFICKED ROAD OF QUINCY, IL. CAN BE SUBDIVIDED.

3200 BROADWAY ST

PLEASE CONTACT: L³ CORPORATION

RICK SPECTOR

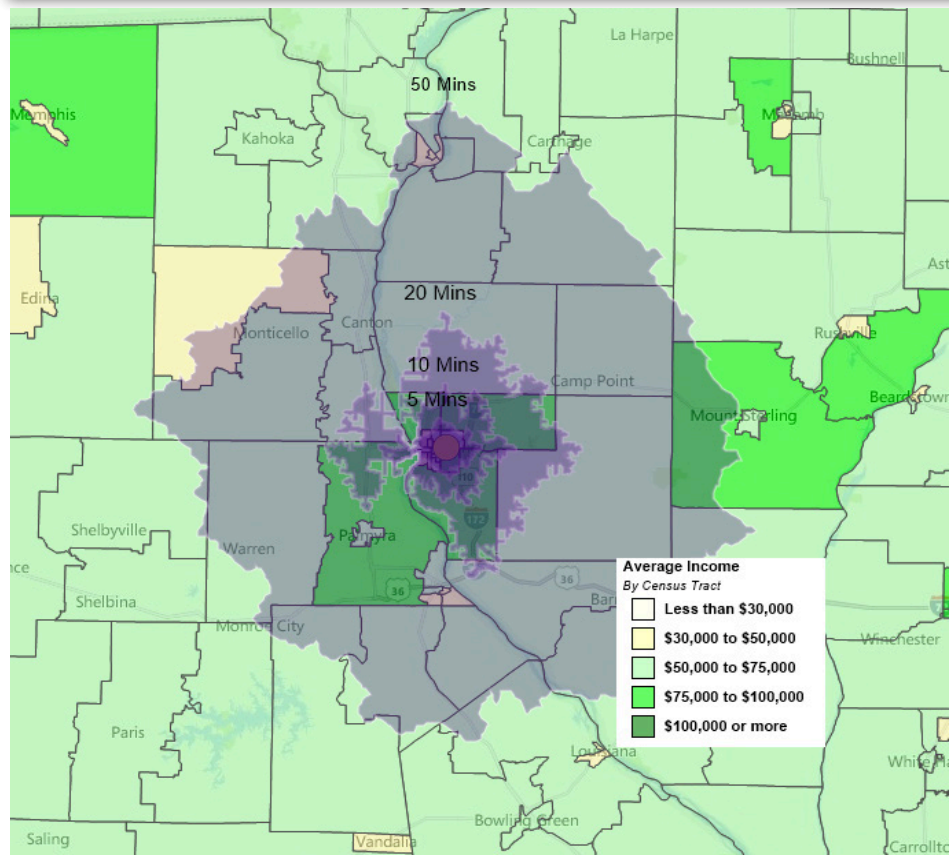
DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

MARKET OVERVIEW



POPULATION	5 MINS	10 MINS	20 MINS	50 MINS
	38,292	49,657	57,123	136,976
HOUSEHOLDS	5 MINS	10 MINS	20 MINS	50 MINS
	16,100	20,590	23,491	55,289
AVG HH INCOME	5 MINS	10 MINS	20 MINS	50 MINS
	\$60,477	\$64,266	\$65,549	\$61,364

Quincy, known as Illinois' "Gem City," is the county seat of Adams County, Illinois, located on the Mississippi River.

During the 19th Century, Quincy was a thriving transportation center as riverboats and rail service linked the city to many destinations west and along the river. It was once Illinois' second-largest city, surpassing Peoria in 1870. The city holds several historic districts, including the Downtown Quincy Historic District and the South Side German Historic District showcasing the architecture of Quincy's many German immigrants from the late-19th Century. Today, Quincy is a home rule city with a Council/Mayor form of government. This growing rural community operates under a sophisticated and comprehensive development plan and is a full-service city.

Quincy continues to invest in community improvements. The City of Quincy has released a preliminary list of roads it wants to improve as part of its capital improvement plan; thirty seven projects totaling over \$19 million for numerous street improvements. Blessing Health System, the largest area employer, includes a new \$70M patient care addition. Other leading employers include Quincy Public Schools, Titan International, Blue Cross Blue Shield, Knapheide Manufacturers, Quincy Medical Group, Quincy University and John Wood Community College.

Quincy is also home to a diverse education system, including both public and parochial elementary and secondary schools, technical schools, a community college (John Wood Community College: 1,924 enrollment), and a private four-year university (Quincy University: 1,098 students), that has placed #36 in Best Colleges: Regional Colleges Midwest according to US News & World Report.



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SITE PLAN

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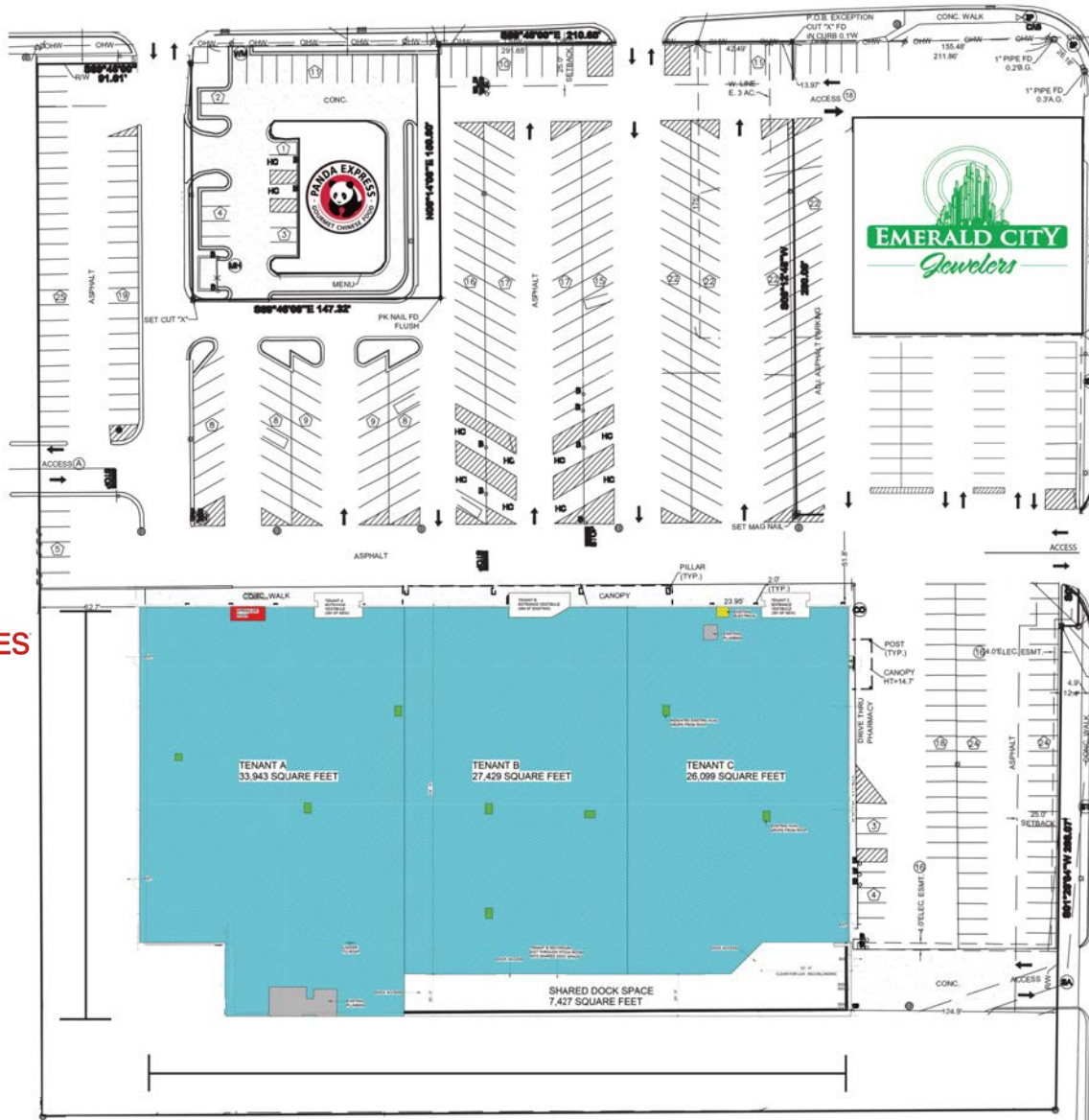
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BROADWAY STREET (22,000 VPD)



NORTH 33RD STREET

STAPLES

- FORMER SHOPKO BOX NOW AVAILABLE FOR LEASE IN QUINCY, IL
- ACROSS FROM REGIONAL MALL ANCHORED BY SLUMBERLAND AND PETCO
- CO-TENANTS INCLUDE: STAPLES, DOLLAR GENERAL AND PANDA EXPRESS
- OVER 415' OF FRONTAGE. SPACES AVAILABLE AS SMALL AS 12,000 SF
- DRIVE-THRU CAPABILITIES AVAILABLE
- 21'10" CEILING HEIGHT TO THE DECK
- CALL BROKER FOR PRICING



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MARKET AERIAL

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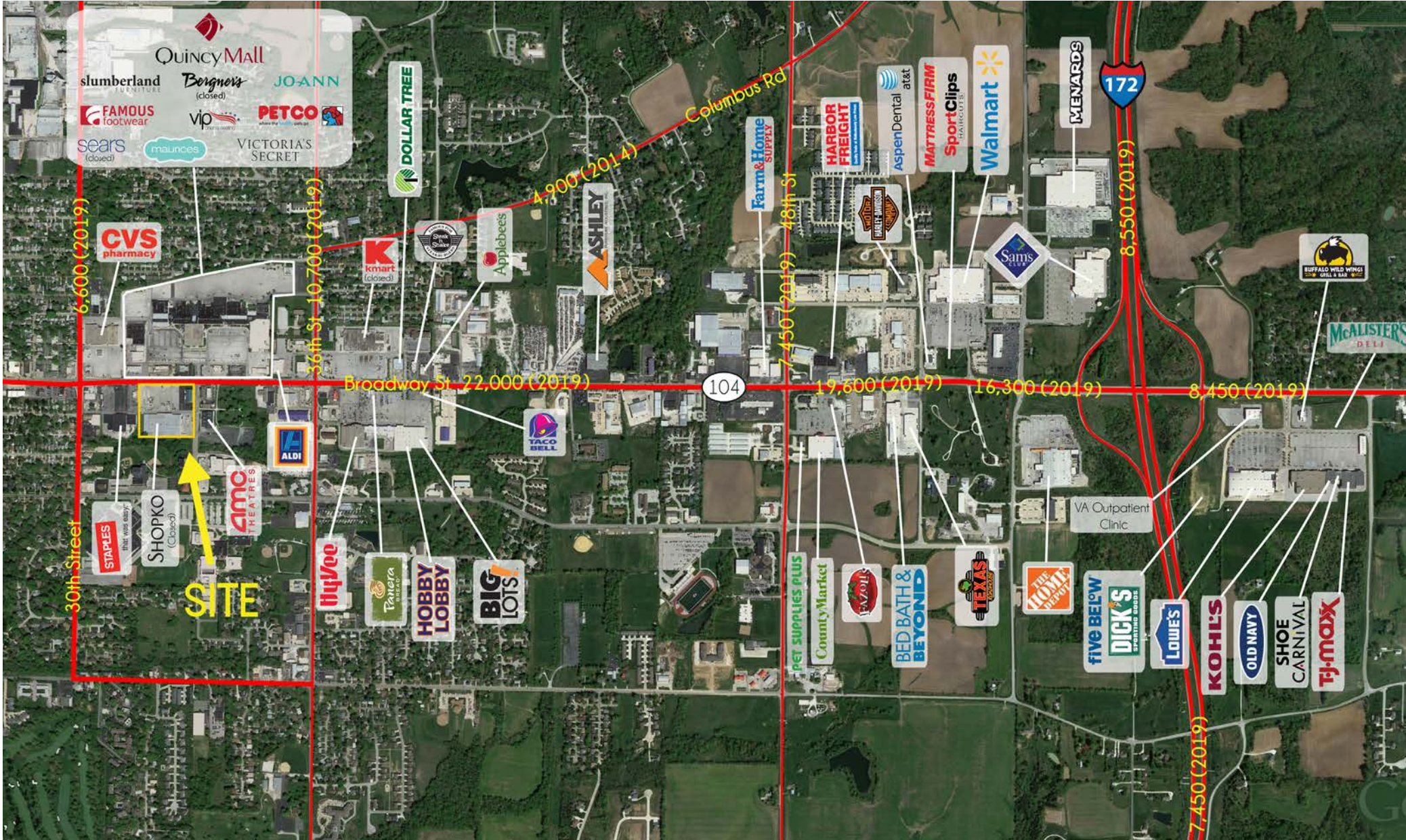
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