



**R.P.
LUMBER**

Staples

**EMERALD CITY
Jewelry**

+/- 0.36 ACRES



**+/- 0.324
ACRES**

Broadway St 23,000 (2023)

3140 BROADWAY STREET

QUINCY, IL 62301

**+/- 0.36 ACRE AND +/- 0.324 ACRES AVAILABLE ON
THE HIGHEST TRAFFICKED ROAD IN QUINCY, IL.**

XTEAM
RETAIL ADVISORS

3140 BROADWAY STREET

SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT:

TIM GEARHART

314.282.9826 (DIRECT)

315.569.9812 (MOBILE)

TIM@L3CORP.NET

L³ CORPORATION

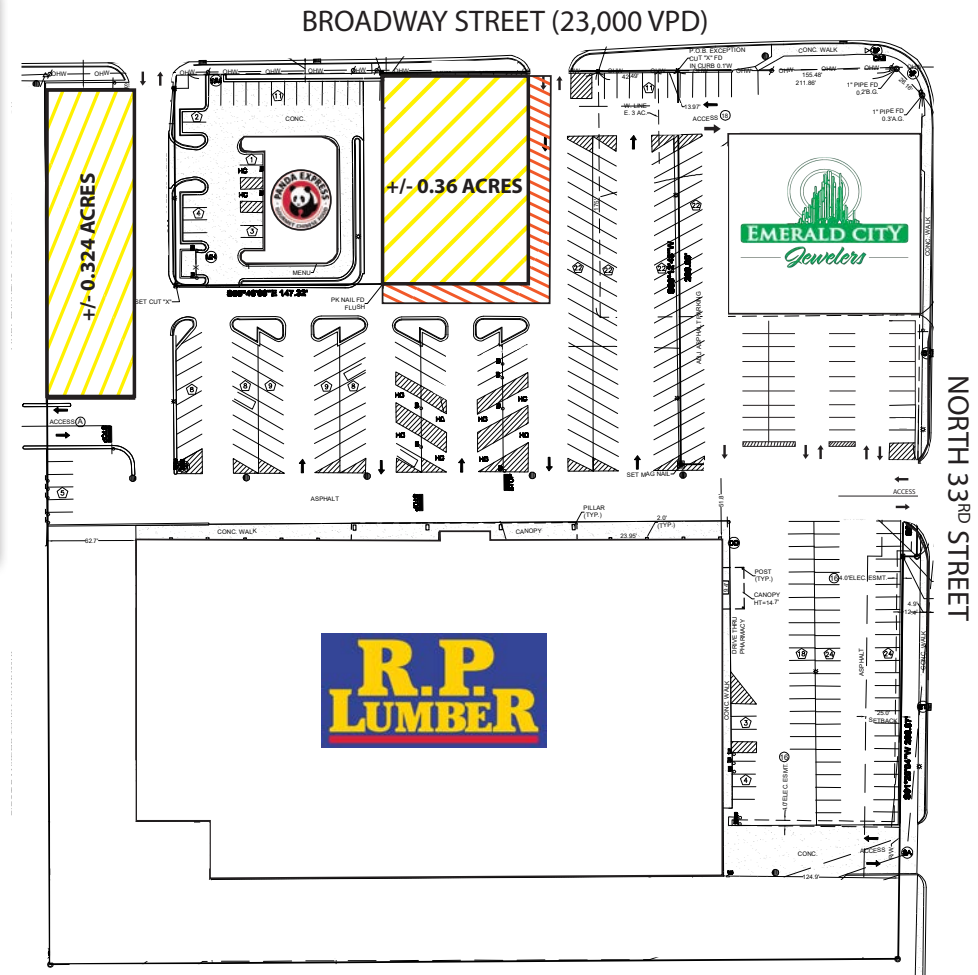
RICK SPECTOR
DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

- ACROSS FROM REGIONAL MALL ANCHORED BY SLUMBERLAND AND FAMOUS FOOTWEAR, AND ACROSS FROM NEW TARGET
- CO-TENANTS INCLUDE: STAPLES, DOLLAR GENERAL, R.P. LUMBER AND PANDA EXPRESS
- DRIVE-THRU CAPABILITIES AVAILABLE
- BEST VISIBILITY IN QUINCY, ALONG BROADWAY STREET
- GROUND LEASE, BUILD-TO-SUIT OR SHOP SPACE AVAILABLE
- CALL BROKER FOR PRICING



POPULATION ANALYSIS

POPULATION		<u>5 MINS</u>	<u>10 MINS</u>	<u>20 MINS</u>	<u>50 MINS</u>
		48,564	53,733	98,844	242,390
HOUSEHOLDS		<u>5 MINS</u>	<u>10 MINS</u>	<u>20 MINS</u>	<u>50 MINS</u>
		20,633	22,653	40,415	97,947
AVG HH INCOME		<u>5 MINS</u>	<u>10 MINS</u>	<u>20 MINS</u>	<u>50 MINS</u>
		\$74,098	\$75,395	\$72,047	\$67,469

VIEW &
DOWNLOAD:

DEMO REPORT

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.

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MARKET AERIAL

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