



New Price:
\$675,000



4422 W MAIN STREET

BELLEVILLE, IL 62226

FORMER MCDONALD'S RESTAURANT FOR SALE
1.39 ACRES WITH 4,500 SF BUILDING



4422 W MAIN STREET

DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION
REBECCA THESEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

RTHESEN@L3CORPORATION.COM



- IDEAL FOR PHARMACIES, BANKS, OR AUTOMOTIVE TYPE USES
- 4,500 SF BUILDING WITH DRIVE-THRU ON TWO LOTS EQUALING 1.39 ACRES
- 59 STANDARD PARKING SPACES AND 3 DESIGNATED HANDICAP-ACCESSIBLE SPACES FOR CONVENIENT AND INCLUSIVE PARKING
- ONLY 1 MILE AWAY FROM MEMORIAL HOSPITAL BELLEVILLE
- DEED RESTRICTION PROHIBITING THE SALE OF FOOD AND BEVERAGE FOR 20 YEARS

POPULATION ANALYSIS

POPULATION		<u>1 MILE</u> 9,339	<u>3 MILES</u> 47,501	<u>5 MILES</u> 102,923
HOUSEHOLDS		<u>1 MILE</u> 4,423	<u>3 MILES</u> 20,527	<u>5 MILES</u> 43,981
AVG HH INCOME		<u>1 MILE</u> \$54,906	<u>3 MILES</u> \$73,783	<u>5 MILES</u> \$75,735



VIEW &
DOWNLOAD: **DEMO REPORT**

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MARKET AERIAL

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