



FORMER
MCDONALD'S
DRIVE-THRU
RESTAURANT



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
ALANA MOYLAN

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- FORMER MCDONALD'S RESTAURANT FOR SALE WITH DRIVE-THRU
- 4,500 SF BUILDING ON TWO LOTS EQUALING 1.39 ACRES
- AMPLE 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> | <u>3 MILES</u> | <u>5 MILES</u> |
|---------------|---|---------------|----------------|----------------|
| | | 9,696 | 48,313 | 105,046 |
| HOUSEHOLDS |  | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
| | | 4,463 | 20,382 | 43,640 |
| AVG HH INCOME |  | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
| | | \$55,127 | \$73,657 | \$75,591 |

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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