

L3

SITE

Walmart

LOWE'S

Bank of America

ALDI

verizon

ATHLETICO

Club
CABARET

CHASE

FORMER
Hardee's

Chick-fil-A

the
Y

Wendy's

Carlyle Ave 19,400 (2025)

15,700 (2025)

Green Mount Rd 14,800 (2025)

MOE's

COMING SOON

Lee's
Famous
recipe chicken

DUTCH BROS

PROPOSED

Catholic & Community

MOTO

SWIC
SOUTHWESTERN
ILLINOIS COLLEGE



8,492 Students
(2025-2026)

M
STATION

N GREEN MOUNT ROAD LAND

BELLEVILLE, IL 62221

BE A PART OF BELLEVILLE'S NEXT PREMIER
COMMERCIAL DEVELOPMENT OPPORTUNITY!

XTEAM
RETAIL ADVISORS

N. GREEN MOUNT RD LAND

RENDERING & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

REBECCA THESEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

RTHESSEN@L3CORPORATION.COM



POPULATION ANALYSIS

POPULATION	HOMES	AVG HH INCOME
		
<u>1 MILE</u> 4,949	<u>1 MILE</u> 1,960	<u>1 MILE</u> \$92,617
<u>3 MILES</u> 40,071	<u>3 MILES</u> 16,297	<u>3 MILES</u> \$95,342
<u>5 MILE</u> 96,818	<u>5 MILES</u> 40,006	<u>5 MILES</u> \$95,101

VIEW & DOWNLOAD:

DEMO REPORT

- 15.23 ACRES AVAILABLE FOR SALE, GROUND LEASE OR BUILD-TO-SUIT
- SHADOW ANCHORED BY WALMART SUPERCENTER AND LOWE'S, DRIVING STRONG REGIONAL TRAFFIC
- EXCELLENT VISIBILITY WITH 14,800 VEHICLES PER DAY ON N. GREEN MOUNT ROAD
- JUST DOWN THE ROAD FROM SOUTHWESTERN ILLINOIS COLLEGE WITH OVER 13,000 STUDENTS AND STAFF
- IDEAL FOR RETAIL, RESTAURANT, MEDICAL, SERVICE OR MIXED-USE DEVELOPMENT
- POSITIONED IN A THRIVING AREA WITH ESTABLISHED NEIGHBORHOODS AND CONTINUED RESIDENTIAL & COMMERCIAL GROWTH
- CONTACT BROKER FOR PRICING

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.

N. GREEN MOUNT RD LAND

CONCEPTUAL SITE PLAN

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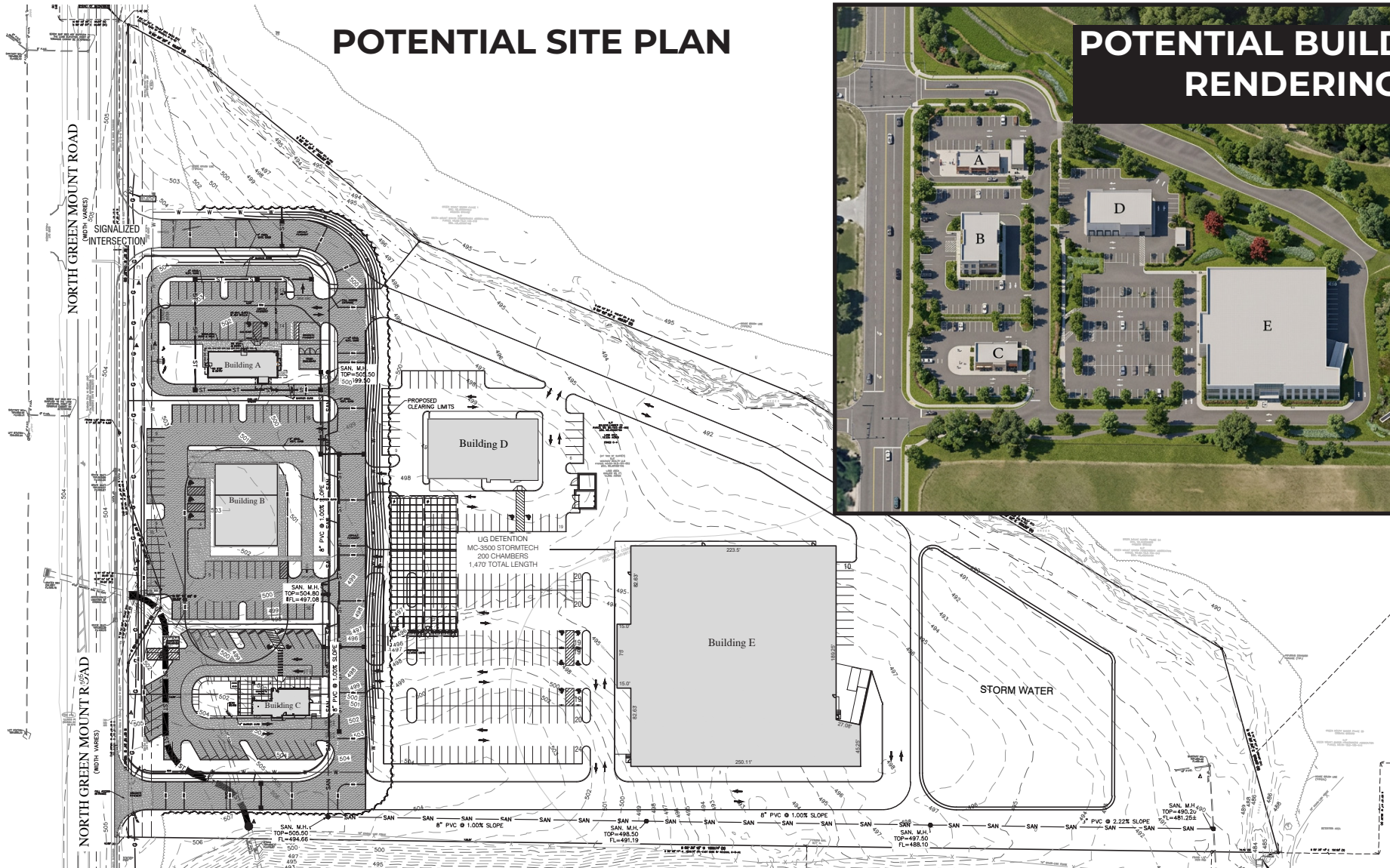
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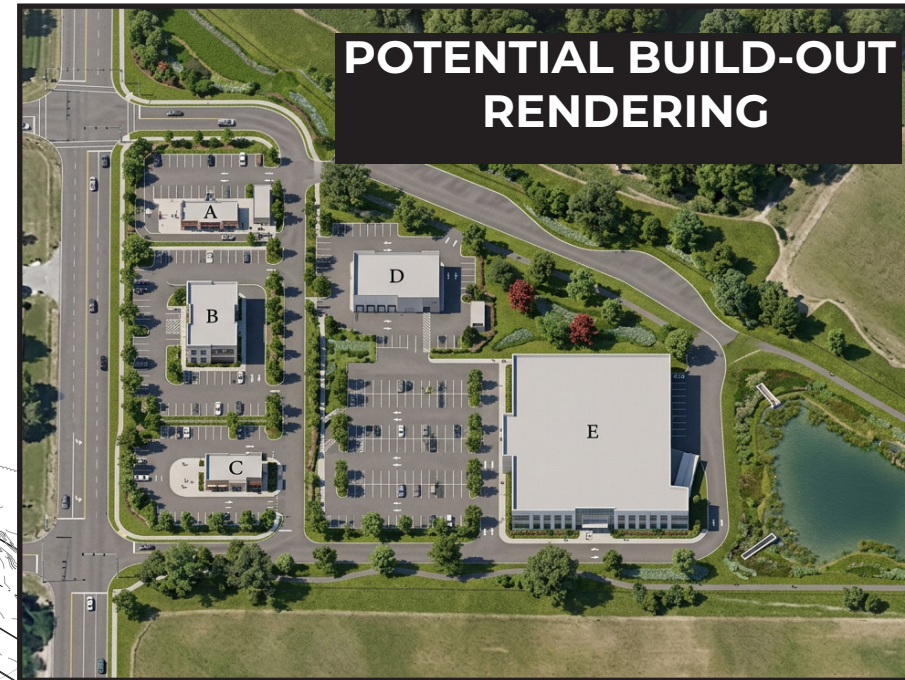
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POTENTIAL SITE PLAN



POTENTIAL BUILD-OUT RENDERING



MARKET AERIAL

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