



3905 IL-159

GLEN CARBON, IL 62034

FORMER DAIRY QUEEN RESTAURANT FOR LEASE
0.93 ACRES WITH 2,557 SF BUILDING

XTEAM
RETAIL ADVISORS

3905 IL - 159

DEMOGRAPHICS

PLEASE CONTACT:

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- 2,557 SF FREESTANDING QUICK-SERVICE RESTAURANT ON 0.93 AC
- EXISTING DRIVE-THRU IDEAL FOR QUICK-SERVICE CONCEPTS
- AMPLE ON-SITE PARKING WITH 51 DEDICATED SPACES
- POSITIONED ALONG HIGH-VISIBILITY IL ROUTE 159
- CONTACT BROKER FOR PRICING

POPULATION ANALYSIS

POPULATION		<u>1 MILE</u> 6,526	<u>3 MILES</u> 40,896	<u>5 MILES</u> 62,971
HOUSEHOLDS		<u>1 MILE</u> 2,497	<u>3 MILES</u> 15,369	<u>5 MILES</u> 23,876
AVG HH INCOME		<u>1 MILE</u> \$140,728	<u>3 MILES</u> \$128,094	<u>5 MILES</u> \$123,363



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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