

639 E. Broadway St.

Alton, IL 62002

SUMMARY



# GROUND LEASE OPPORTUNITY

## 1.14 ACRES

### PROPERTY HIGHLIGHTS

- NWC of Hwy 67 (Landmark Blvd.) and Ridge St.
- Signalized intersection Access
- Excellent visibility
- 24,000 VPD on Hwy 67 (Landmarks Blvd.)
- Ideal for C-Store, Bank or Food site

	3 - mile	10 min drive-time	15 min drive-time
Est. Pop.	29,821	42,452	87,714
Avg. HH Income	\$37,561	\$38,872	\$41,845
Med. Age	35.1	36	36.1
Day Pop	33,079	46,139	80,673

For information contact: Jared Hancock [jaredh@foundationcommercial.com](mailto:jaredh@foundationcommercial.com)

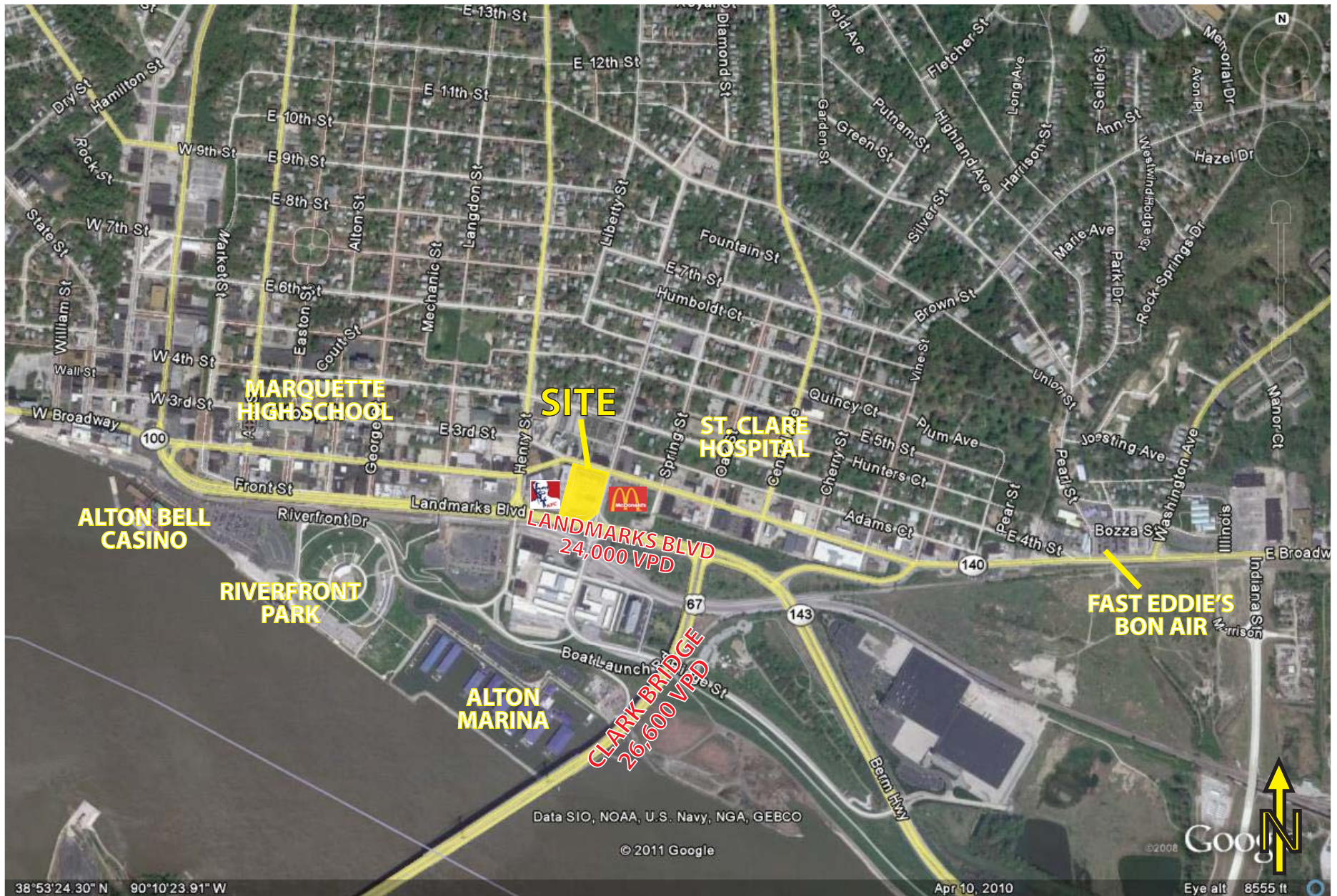
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AERIAL



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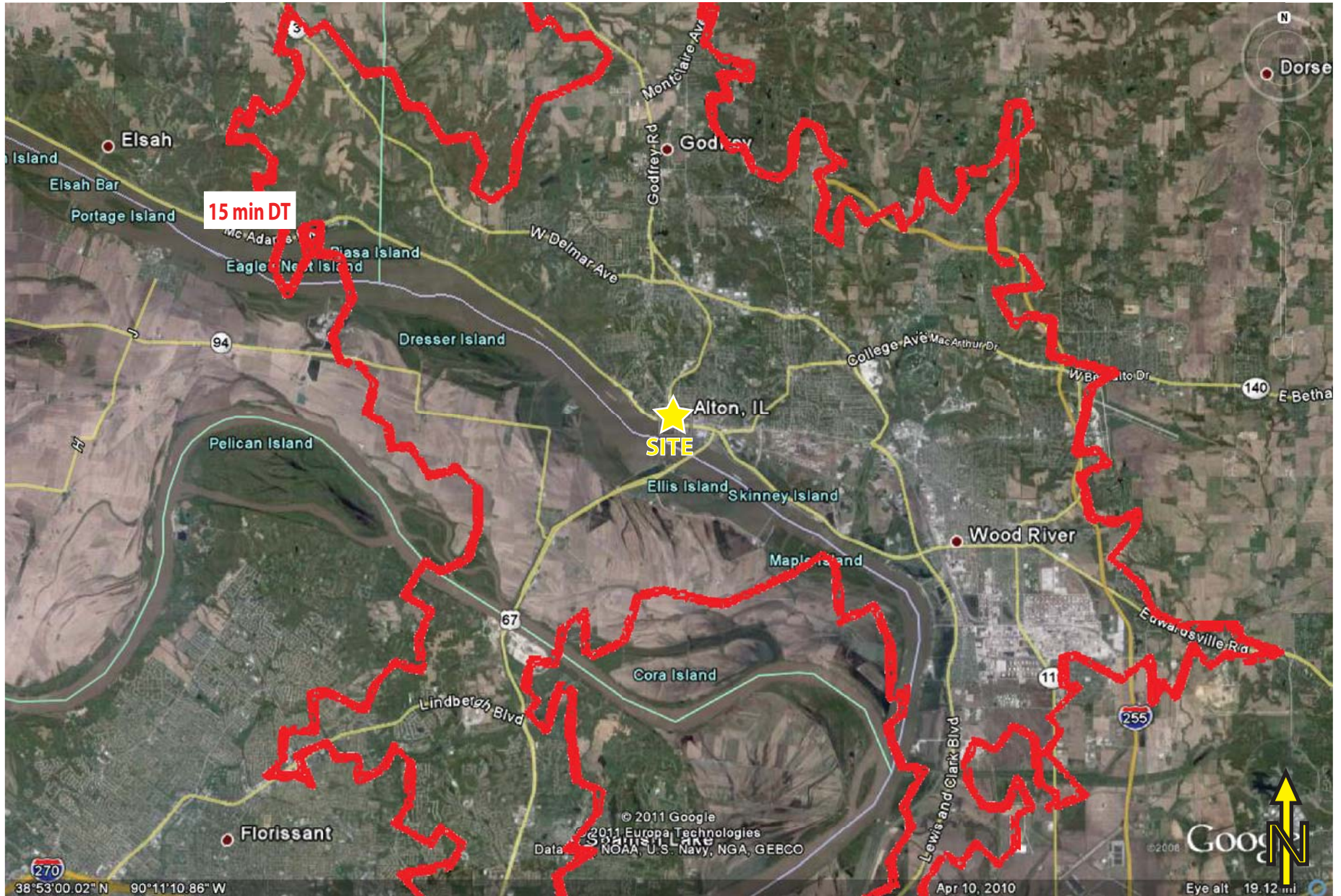
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15 MIN DRIVE-TIME AERIAL



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