

## BELTLINE SHOPPING CENTER:

2600 Homer Adams Parkway  
 Alton, Illinois 62002

## FOR LEASE:

Joe Ciapciak, jciapciak@paceproperties.com  
 Eric Sedgwick, esedgwick@paceproperties.com  
 314-968-9898



### BELTLINE SHOPPING CENTER OFFERS:

- Conveniently positioned along the primary retail corridor
- Great exposure from Homer Adams Pkwy
- Signalized access
- Ample parking

### AREA RETAILERS INCLUDE:

Schnucks, Dollar Tree, Kohl's, Home Depot, Office Depot, Target, Alton Square Mall, Rothman Furniture, Lowes, Petco

### TRAFFIC COUNTS:

Homer Adams Pkwy: 28,200 VPD

### SQUARE FEET AVAILABLE:

34,000 - 70,000SF

### LEASE RATE:

\$5.00/SF

### TRIPLE NETS:

\$1.33/SF (2007)



**ALTON, ILLINOIS**

### DEMOGRAPHICS

(2000 Census, 2007 Estimates)

	1-MILE	3-MILE	5-MILE
Population	4,949	32,749	50,231
Average HH Income	\$ 48,477	\$ 51,713	\$ 52,579
No. of Employees	3,207	19,122	26,495

## Pace Properties

1401 South Brentwood Boulevard  
 Suite 900 - St. Louis, Missouri 63144  
 Phone: 314.968.9898  
 Fax: 314.968.5050  
 www.paceproperties.com

## BELTLINE SHOPPING CENTER:

2400 Homer Adams Parkway  
 Alton, Illinois 62002

## FOR SALE:

Joe Ciapciak, jciapciak@paceproperties.com  
 Eric Sedgwick, esedgwick@paceproperties.com  
 314-968-9898



### BELTLINE SHOPPING CENTER OFFERS:

- Conveniently positioned along the primary retail corridor
- Great exposure from Homer Adams Pkwy
- Signalized access
- Ample parking

### AREA RETAILERS INCLUDE:

Schnucks, Dollar Tree, Kohl's, Home Depot, Office Depot, Target, Alton Square Mall, Lowes, Petco, Kmart

### TRAFFIC COUNTS:

Homer Adams Pkwy: 28,200 VPD

### LOTS AVAILABLE:

Lot A: 1.86 Acres

Lot B: 5.09 Acres

### SALE PRICE:

\$ 4.00/SF



ALTON, ILLINOIS

### DEMOGRAPHICS

(2000 Census, 2007 Estimates)

	1-MILE	3-MILE	5-MILE
Population	4,949	32,749	50,231
Average HH Income	\$ 48,477	\$ 51,713	\$ 52,579
No. of Employees	3,207	19,122	26,495

**SITE PLAN:**

**FOR LEASE:**

Joe Ciapciak, [jciapciak@paceproperties.com](mailto:jciapciak@paceproperties.com)

Eric Sedgwick, [esedgwick@paceproperties.com](mailto:esedgwick@paceproperties.com)

314-968-9898

NO.	TENANT	SF
1	Farm & Home Supply	84,000
2	AVAILABLE	70,000
3	Chinese Buffet	5,600
4	H & R Block	3,000

**LOTS**

A	Available	1.86 Acres
B	Available	5.09 Acres

