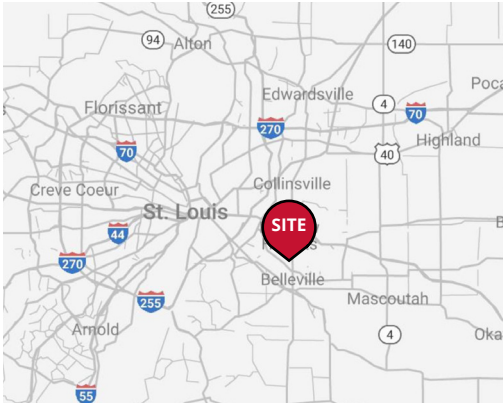


# PACE

## PROPERTIES



### 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



#### Population

6,747 | 56,103 | 126,757



#### Daytime Population

5,009 | 40,380 | 91,237



#### Median Household Income

\$70,341 | \$67,820 | \$68,496



## OFFICE/MEDICAL SPACE FOR LEASE

4111 North Illinois Street | Swansea, Illinois 62226

2,300 SF | \$19.00/SF, Full Service

### PROPERTY DETAILS

Perfect for a medical or professional services user

Open floor plans

Ample surface parking

Building and monument signage available

Excellent visibility with easy access to I-64

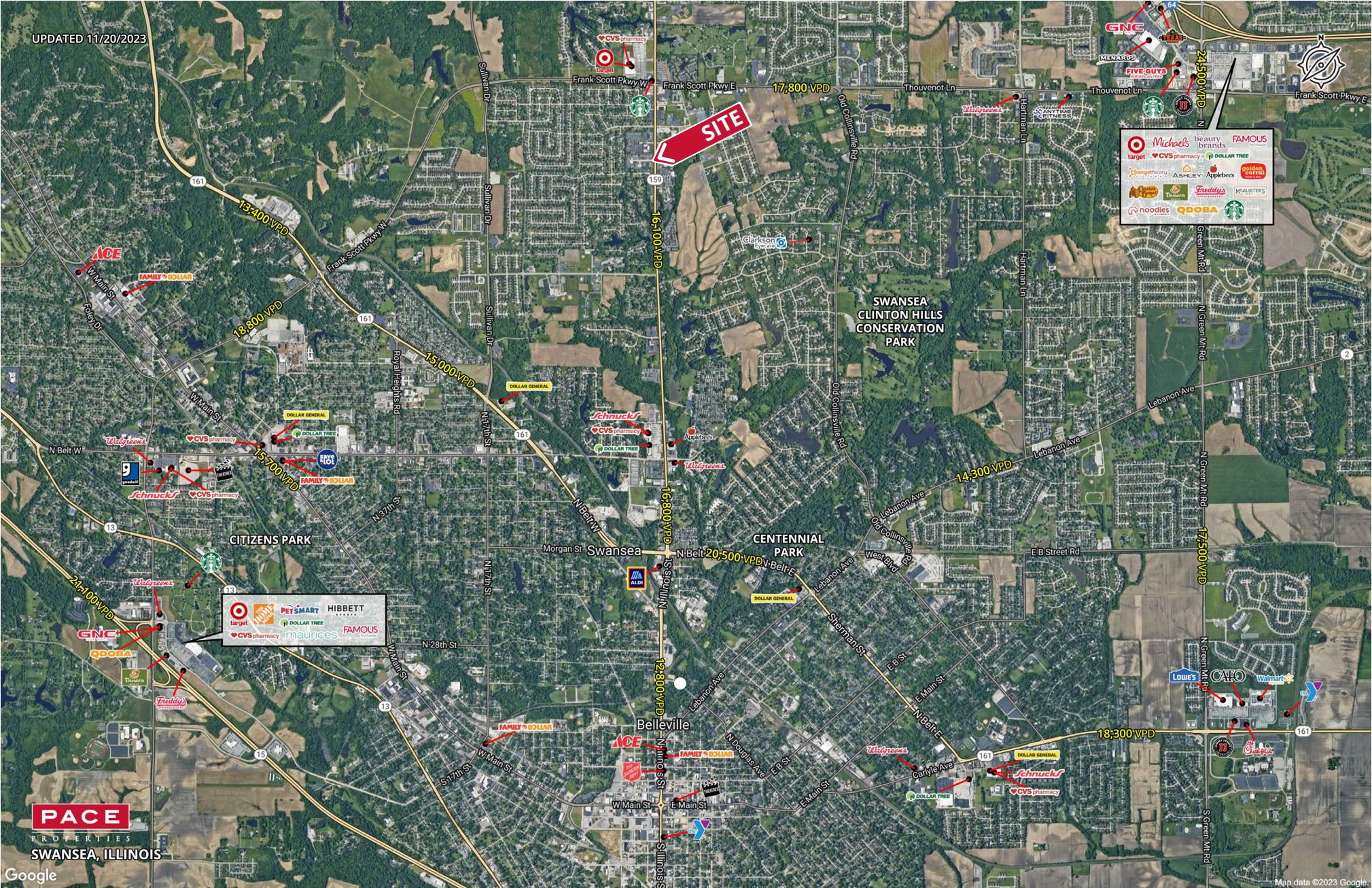
**Ted Green**  
314.258.0458  
tgreen@paceproperties.com

[PACEPROPERTIES.COM](https://www.paceproperties.com) | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

# Trade Area Aerial



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