

Swansea Plaza

2665 NORTH ILLINOIS STREET | SWANSEA, IL 62226



Property Description

Swansea, Illinois, is in the Metro East, a primary submarket of St. Louis and the second largest population center in Illinois, with over 700,00 people. The center draws customers from Fairview Heights, Belleville, O'Fallon, and Shiloh, IL. Schnucks anchors Swansea Plaza and has exceptional visibility and access along Highway 159 with two signalized intersections and an additional right-in and right-out.

Property Highlights

- Spaces Available: 9 including 1 sublease space
- Outlots Available: 1 - 0.44 ac
- Traffic Counts & Cross Streets: N. Illinois St./Hwy 159 (17,150 VPD); Fullerton Rd. (6,975 VPD); Northbelt Eastbound (20,203 VPD); Northbelt Westbound (16,670 VPD)

Offering Summary

Lease Rate:	Pricing Upon Request
Available SF:	1,289 - 2,818 SF
Center Size:	118,892 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,710	31,905	53,157
Total Population	5,730	65,235	111,262
Average HH Income	\$93,378	\$65,802	\$70,418

Mark Pearl

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Pg.1

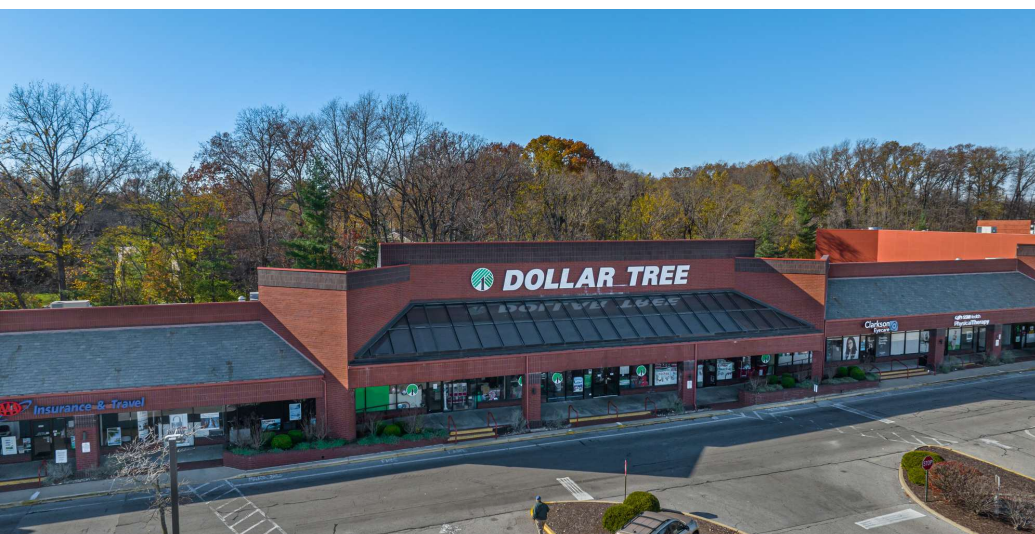
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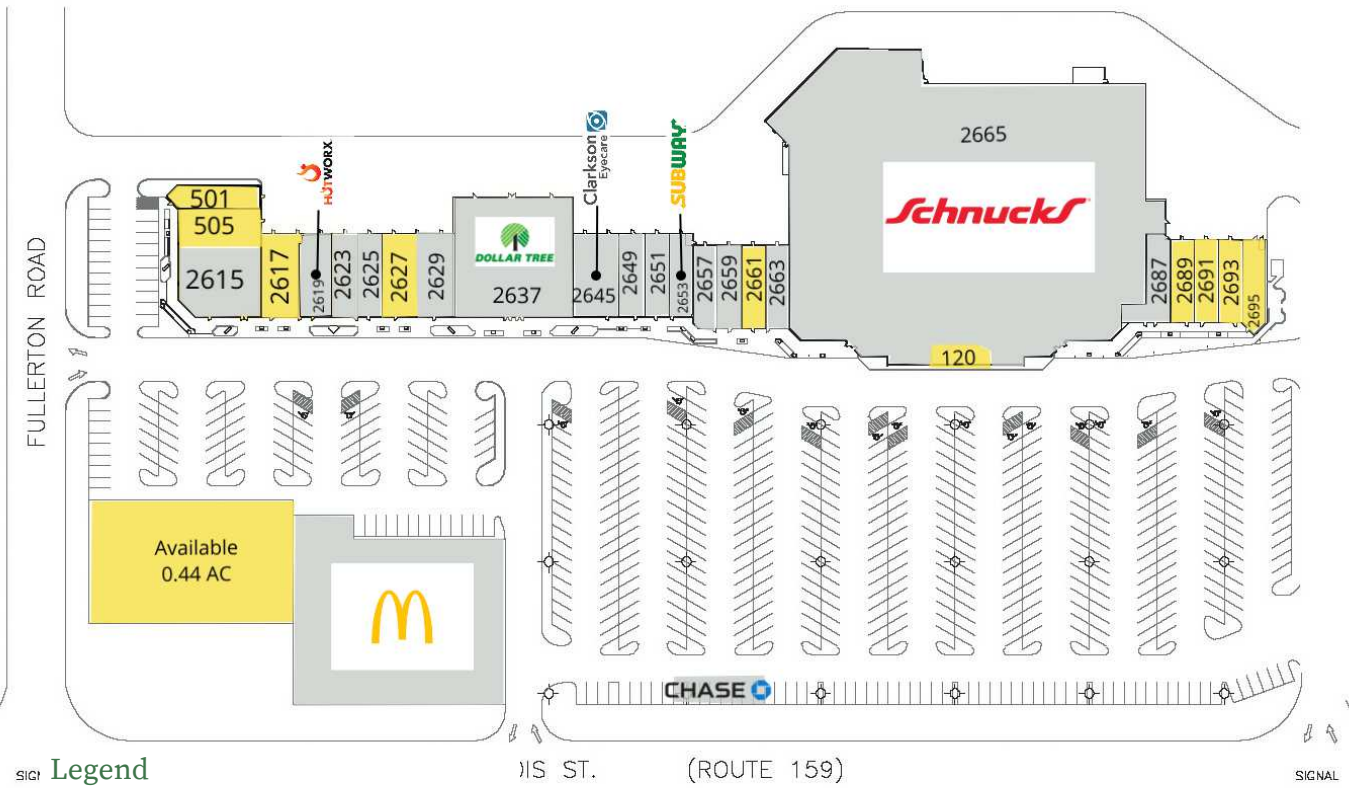
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Suite	Tenant	Size
120	Available	1,289 SF
159M	McDonald's	0 SF
501	Available	1,500 SF
505	Available	2,818 SF
2615	SSM Health Pediatrics	3,370 SF
2617	Available	2,100 SF
2619	HOTWORX	2,100 SF
2623	GEMS 2	1,400 SF
2625	India's Oven	1,400 SF
2627	Available	1,400 SF
2629	AAA MISSOURI	2,800 SF
2637	Dollar Tree	9,999 SF
2645	Clarkson Eyecare	2,400 SF
2649	SSM Select Rehab	1,800 SF
2651	Great Clips	1,400 SF
2653	Subway	1,350 SF
2657	Wild Birds Unlimited	1,388 SF
2659	China 1	1,400 SF
2661	Available	1,400 SF
2663	Jackson Hewitt	1,400 SF
2665	Schnucks	70,017 SF
2687	Nail Care	1,800 SF
2689	Available	1,400 SF
2691	Available	1,400 SF
2693	Available	1,400 SF
2695	Available	1,450 SF
ATM	Chase Bank ATM	0 SF

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