

**2nd-generation  
restaurant available**

**New Ownership,  
Renovations  
Coming Soon!!**



### 2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



#### Population

3,151 | 38,280 | 81,930



#### Daytime Population

4,029 | 32,397 | 57,161



#### Average Household Income

\$85,922 | \$83,026 | \$93,112

## RETAIL FOR LEASE

5600 - 5650 Belleville Crossing Street | Belleville, Illinois 62226

1,020 - 7,335 SF | Call for Details

#### PROPERTY DETAILS

Available inline and endcap space (drive-thru potential)  
including 6,000 SF former restaurant

Great visibility from Illinois Route 15, Frank Scott Parkway,  
and Belleville Crossing Street (combined 39,620 VPD)

Conveniently positioned multi-tenant building on outlot  
anchored by Target, Home Depot, & Ross

Ample Parking (135 spaces = 10.6 per 1,000 SF)  
& signage opportunities

Super regional trade area surrounded by retail, auto dealerships,  
schools, hospital, office, & residential

#### Ashley Krekovich

314.785.7613

akrekovich@paceproperties.com

#### Jamison Downs

317.472.1800

jamison@veritasrealty.com

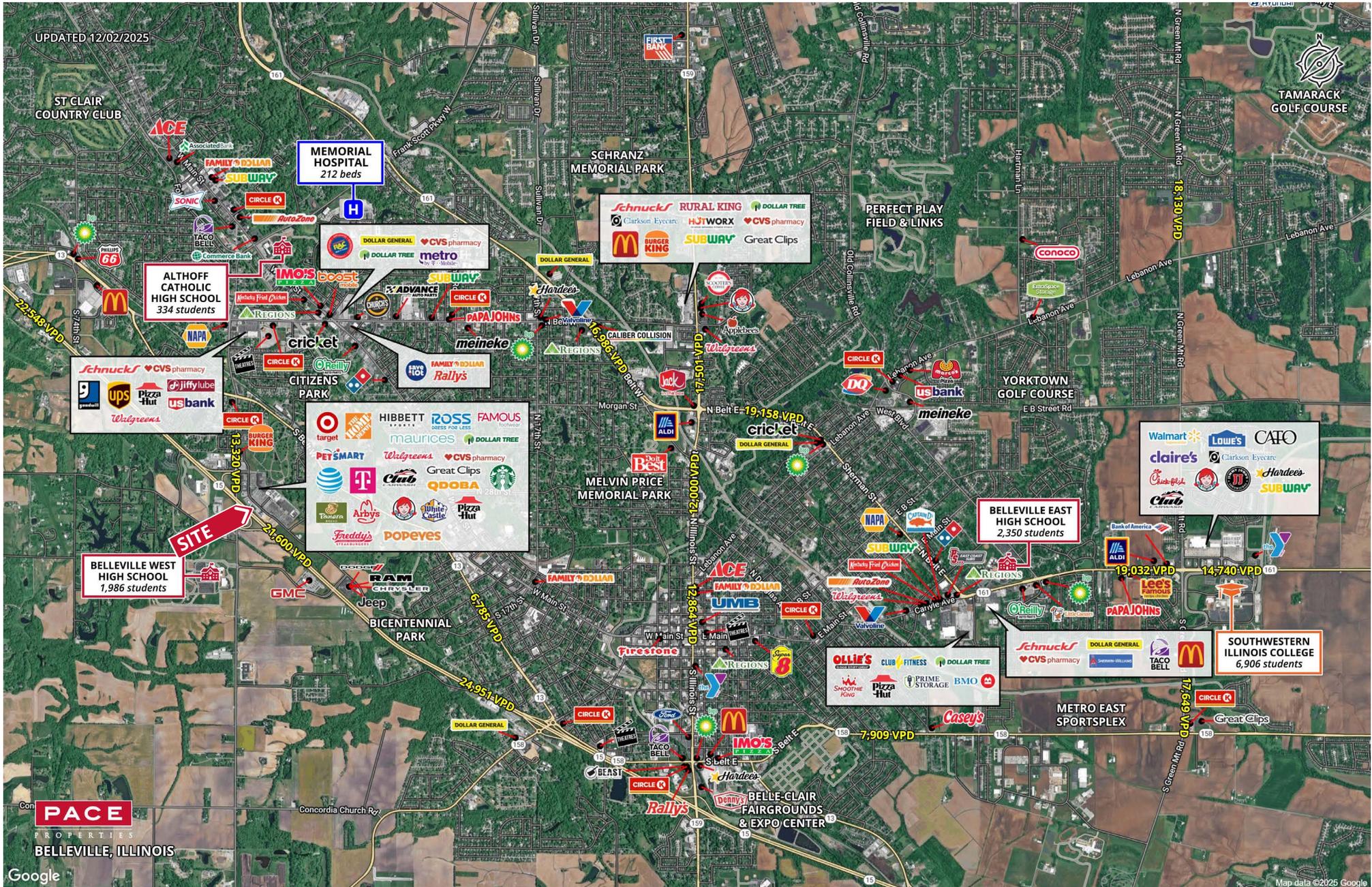


PACEPROPERTIES.COM | 314.968.9898

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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# Birdseye Aerial



**PETSMART**  
**DOLLAR TREE**  
 COMING SOON  
**ROSS**  
 DRESS FOR LESS

**QDOBA**  
 MEXICAN EATS  
**AT&T**

**HIBBETT SPORTS** **FAMOUS FOOTWEAR** **maurices**  
 Great Clips  
 Bath & Body Works **T-Mobile**

**BURGER KING**  
**Wendy's**  
**Walgreens**

**NEW CONSTRUCTION**  
**PLAZA TIRE SERVICE**  
ESTABLISHED IN 1965

**target**  
**VELORA BEAUTY**

**HOME DEPOT**

**White Castle**  
**Arby's**  
**POPEYES**

**Panera BREAD**

**NEW CONSTRUCTION**  
**Freddy's STEAKBURGERS**

**NEW CONSTRUCTION**  
**Club CARWASH**

**NEW CONSTRUCTION**  
**DISCOUNT TIRE**

**Frank Scott Parkway 13,320 VPD**

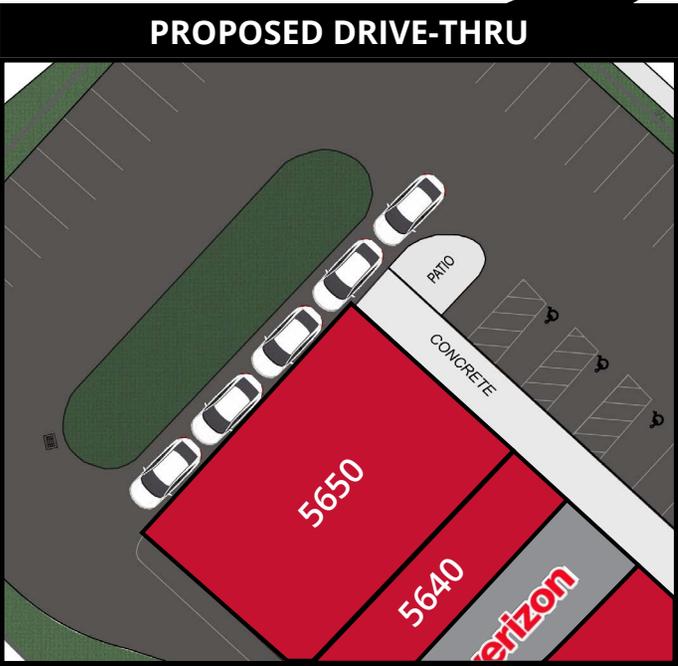
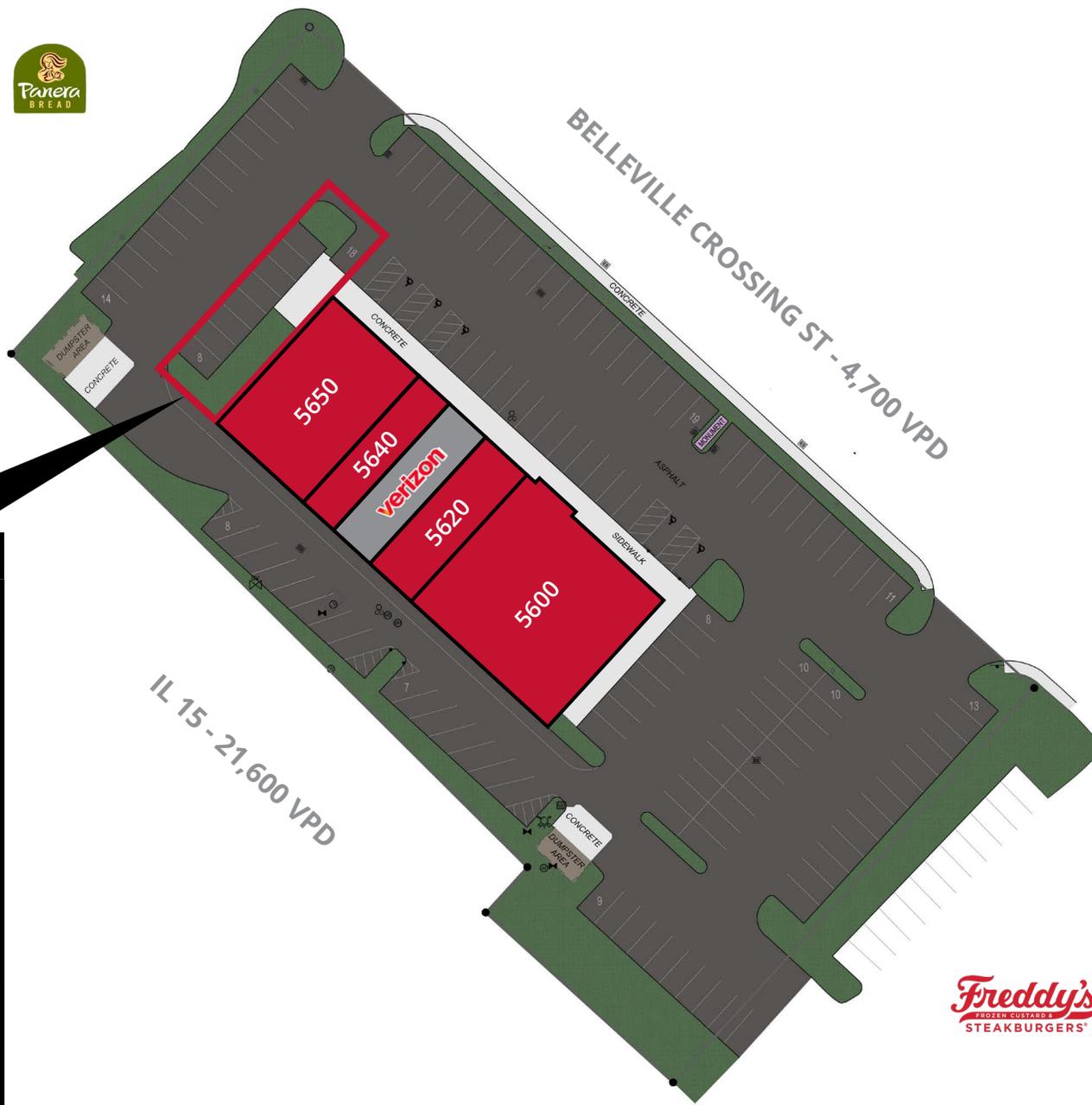
**I-15 21,600 VPD**

**3,000 SF AVAILABLE**  
**1,020 SF AVAILABLE**  
**verizon**  
**1,335 SF AVAILABLE**  
**6,000 SF AVAILABLE**

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# Site Plan

Space	Status	SF
5600	AVAILABLE (Former Restaurant)	6,000
5620	AVAILABLE	1,335
5630	Verizon	1,400
5640	AVAILABLE	1,020
5650	AVAILABLE	3,000
TOTAL GLA		12,755



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