



**CUSHMAN &
WAKEFIELD**

FOR SALE

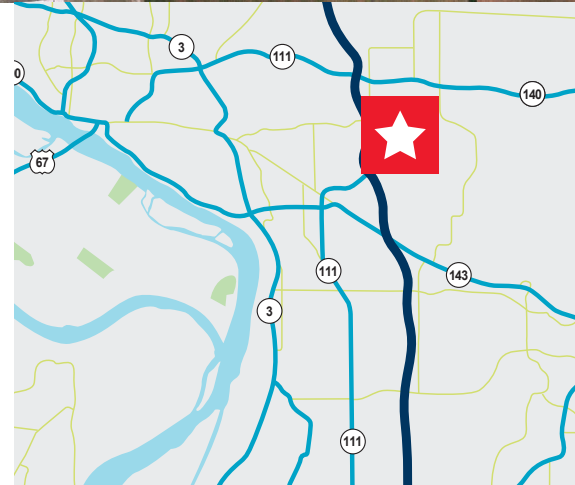
1 Acre

N Bellwood Dr & Hwy 111 / Bethalto, IL 62010



Property Highlights

- Utilities at site
- Located in the heart of the Bethalto trade area
- Benefits from a dominant position on the hard corner of the two main thoroughfares; Bethalto Dr. (19,500 VPD) and N Bellwood Dr. (18,700 VPD)
- Multiple points of access including full access from N Bellwood Dr. and W. Bethalto Dr.
- Shares cross over access with Schnucks, the dominant retailer in the area, and also benefits from traffic generated by McDonald's, Walgreens and the local airport
- **Asking Price: \$650,000 (\$14.92/SF)**
~~**\$700,000 (\$16.07/SF)**~~



Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	4,968	26,879	53,831
Median Household Income	\$63,899	\$56,289	\$54,512

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