

WOOD RIVER PLAZA



SCAN HERE!



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626 WESLEY DR.
WOOD RIVER, IL 62095
1,200-4,000 S.F.
\$14-17/S.F. N.N.N.

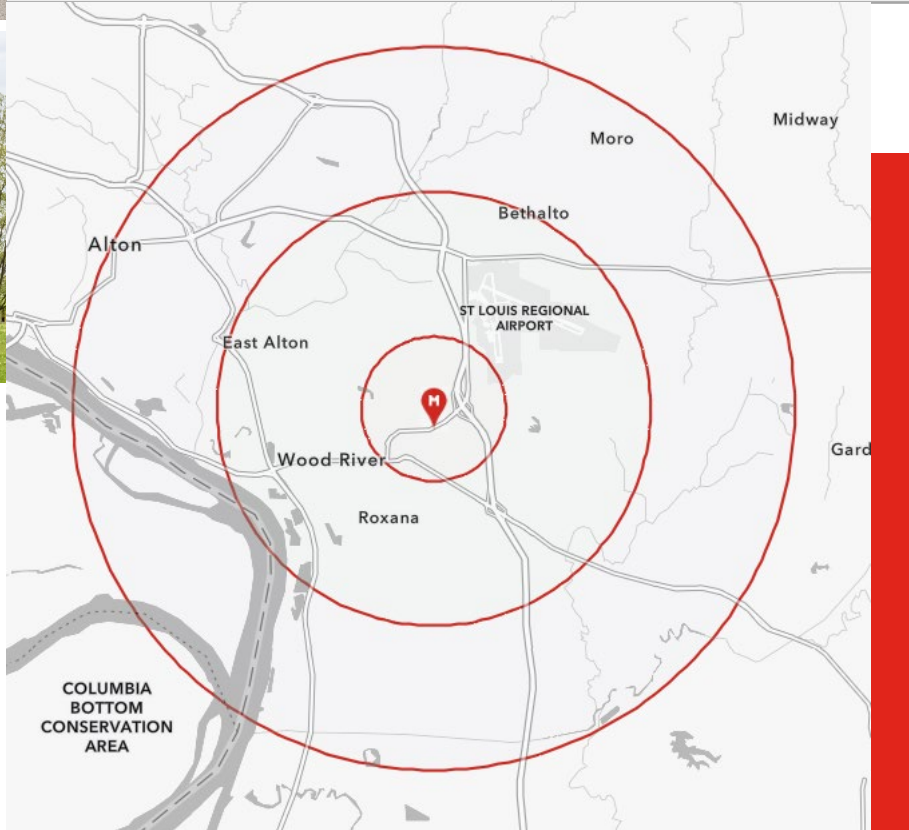
FOR LEASE

PROPERTY INFORMATION



- PRIME WALMART SUPERCENTER SHADOW RETAIL OPPORTUNITY
- \$120MM WALMART SUPERCENTER SERVES WOOD RIVER, EAST ALTON, BETHALTO, ROXANA & BEYOND
- IMMEDIATE ACCESS TO I-255
- PYLON SIGNAGE AVAILABLE FOR QUALIFYING TENANTS
- THE WOOD RIVER-ALTON STATISTICAL AREA EXCEEDS 38,000 IN POPULATION
- EXISTING RETAILERS INCLUDE FIVE BELOW, AMERICA'S BEST, PAPA JOHNS, SALLY BEAUTY, VERIZON AND DOLLAR TREE

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		3,813	28,465	50,349
HOUSEHOLDS		1,741	12,662	21,877
AVERAGE HH INCOME		\$87,594	\$80,259	\$78,213



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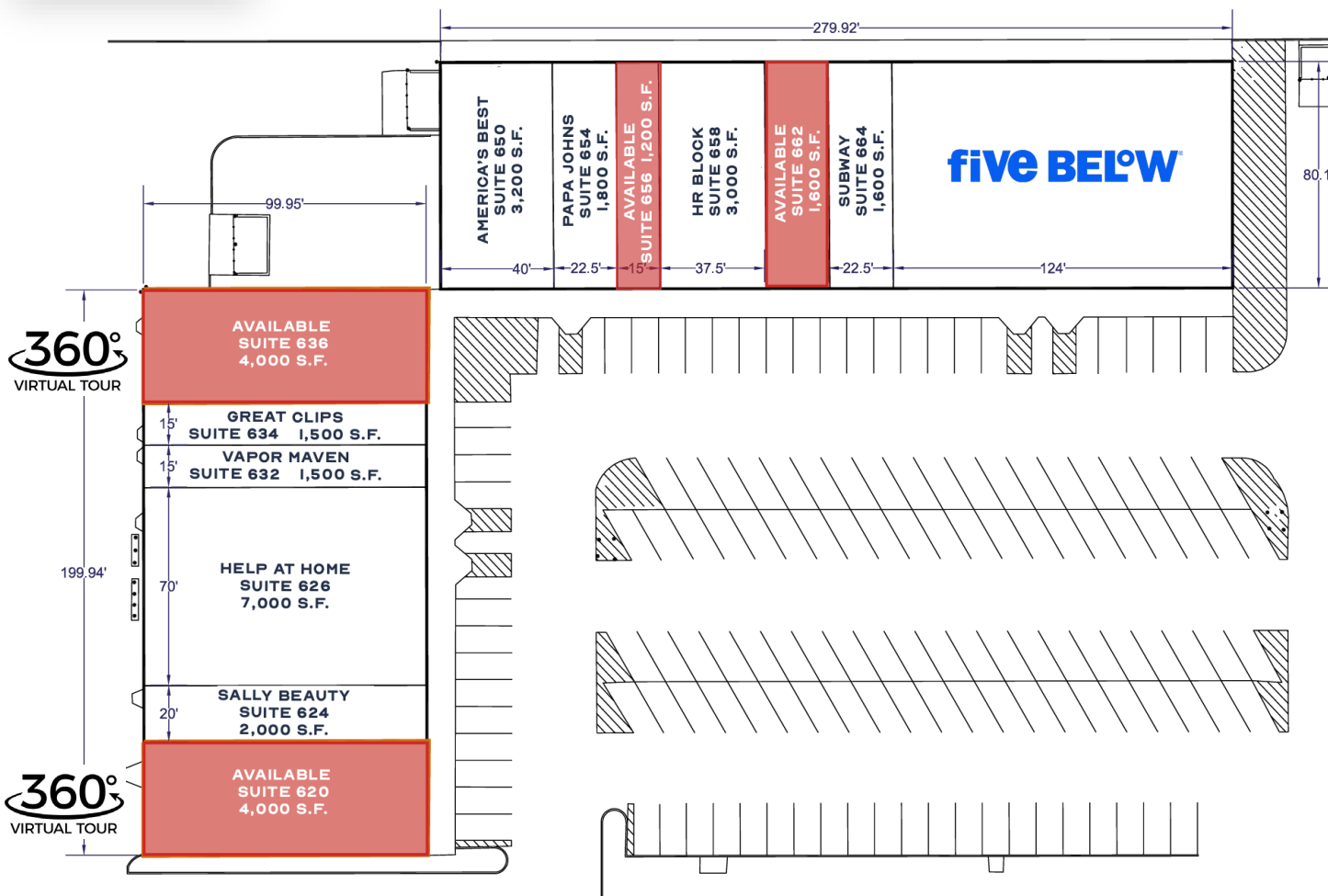
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SITE PLAN



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SUITE	SIZE	STATUS
620	4,000 S.F.	\$14.00/S.F.
624	2,000 S.F.	SALLY BEAUTY
626	7,000 S.F.	HELP AT HOME
632	1,500 S.F.	VAPOR MAVEN
634	1,500 S.F.	GREAT CLIPS
636	4,000 S.F.	\$14.00/S.F.
650	3,200 S.F.	AMERICA'S BEST
654	1,800 S.F.	PAPA JOHNS
656	1,200 S.F.	\$15.00/S.F.
658	3,000 S.F.	H&R BLOCK
662	1,600 S.F.	\$17.00/S.F.
664	1,600 S.F.	SUBWAY
668	9,947 S.F.	FIVE BELOW

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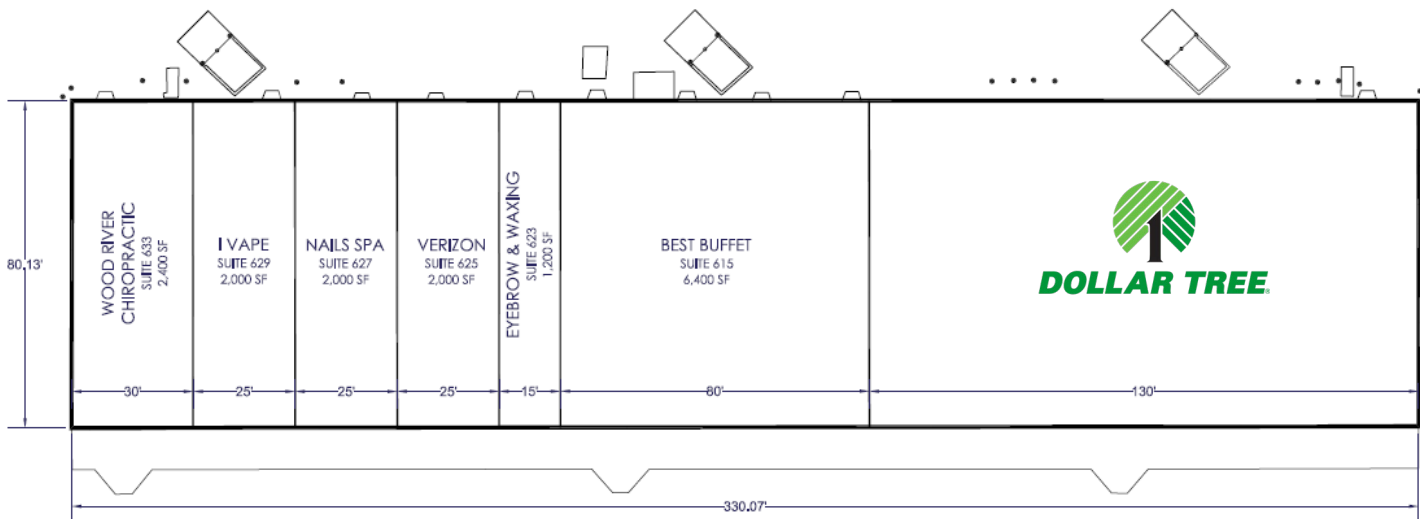
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SITE PLAN



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SUITE	SIZE	STATUS
603	10,400 S.F.	DOLLAR TREE
615	6,400 S.F.	BEST BUFFET
623	1,200 S.F.	EYEBROW & WAXING
625	2,000 S.F.	VERIZON
627	2,000 S.F.	NAILS SPA
629	2,000 S.F.	I VAPE
633	2,400 S.F.	WOOD RIVER CHIROPRACTIC

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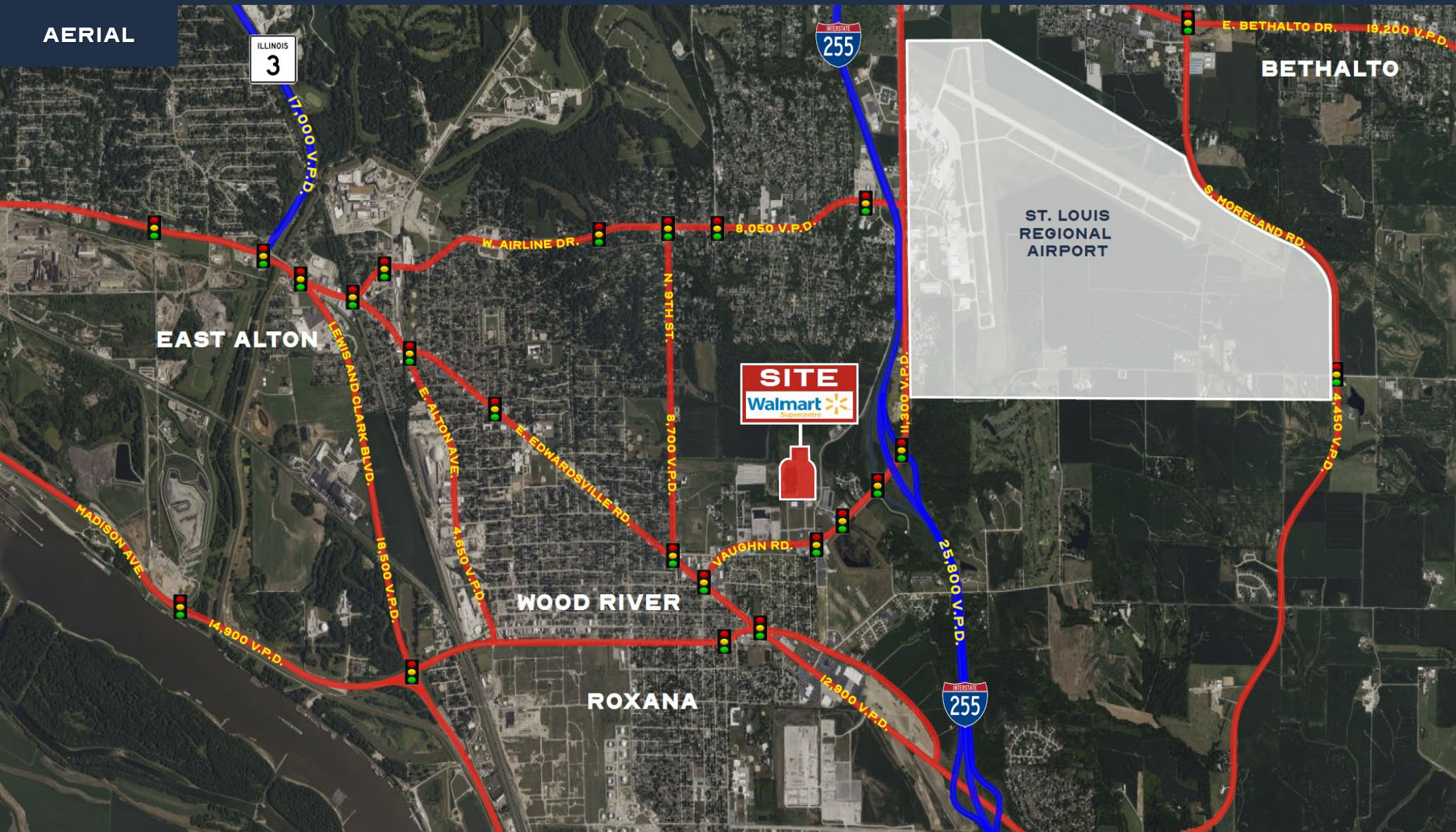
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AERIAL



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