

BETHALTO SHOPPING CENTER

131-135 East Bethalto Drive, Bethalto, IL 62010



PROPERTY DETAILS

Property Type	Multi-tenant retail
Original Construction	1971
Rentable SF	23,400 SF
Land Area	2.01 AC
Occupancy	68%
Parking	100 surface spaces
Anchor Tenant	Dollar Tree
In-Place NOI	\$88,899
Stabilized NOI	\$184,240 with 95% occupancy

INVESTMENT HIGHLIGHTS

- Realistic opportunity to more than double in place NOI
- Quality tenants
- Excellent parking
- Leasable vacancies
- Limited competition in submarket
- Adjacent vacancies may be combined or separated to accommodate various size tenants

SALE PRICE

\$995,000 (\$42.52/SF)

FOR MORE INFORMATION

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