



**R.P.
LUMBER**

UNDER CONSTRUCTION



+/- 0.36 ACRES

+/- 0.324 ACRES

Broadway St 23,000 (2023)

3140 BROADWAY STREET

QUINCY, IL 62301

XTEAM
RETAIL ADVISORS

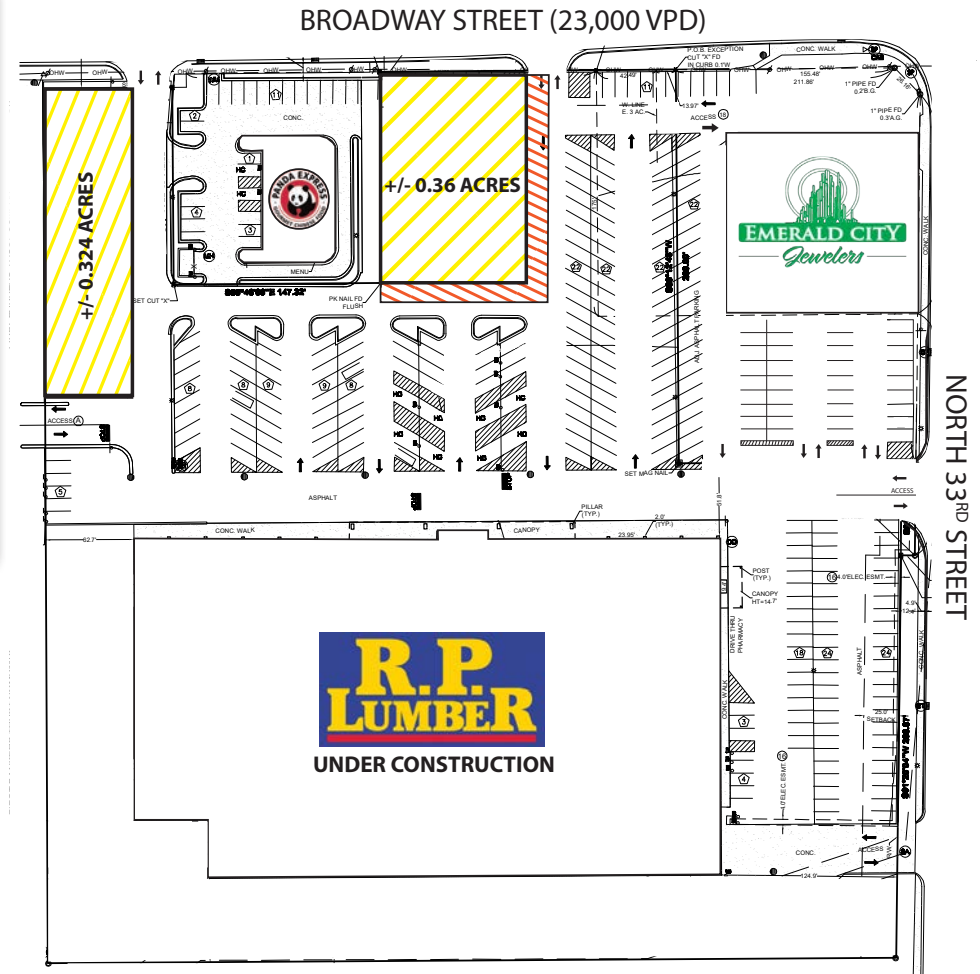
**+/- 0.36 ACRE AND +/- 0.324 ACRES AVAILABLE ON
THE HIGHEST TRAFFICKED ROAD IN QUINCY, IL.**

3140 BROADWAY STREET

SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT: **L³ CORPORATION**
RICK SPECTOR
 DESIGNATED MANAGING BROKER
 314.282.9827 (DIRECT)
 314.708.2009 (MOBILE)
 RICK@L3CORP.NET

- ACROSS FROM REGIONAL MALL ANCHORED BY SLUMBERLAND AND PETCO, AND ACROSS FROM NEW TARGET
- CO-TENANTS INCLUDE: STAPLES, DOLLAR GENERAL, R.P. LUMBER AND PANDA EXPRESS
- DRIVE-THRU CAPABILITIES AVAILABLE
- BEST VISIBILITY IN QUINCY, ALONG BROADWAY STREET
- GROUND LEASE, BUILD-TO-SUIT OR SHOP SPACE AVAILABLE
- CALL BROKER FOR PRICING



POPULATION ANALYSIS

POPULATION		<u>5 MINS</u>	<u>10 MINS</u>	<u>20 MINS</u>	<u>50 MINS</u>
		40,364	49,923	56,218	137,459
HOUSEHOLDS		<u>5 MINS</u>	<u>10 MINS</u>	<u>20 MINS</u>	<u>50 MINS</u>
		16,921	20,716	23,100	55,500
AVG HH INCOME		<u>5 MINS</u>	<u>10 MINS</u>	<u>20 MINS</u>	<u>50 MINS</u>
		\$68,777	\$73,670	\$75,177	\$68,866

VIEW &
 DOWNLOAD:

DEMO REPORT



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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MARKET AERIAL

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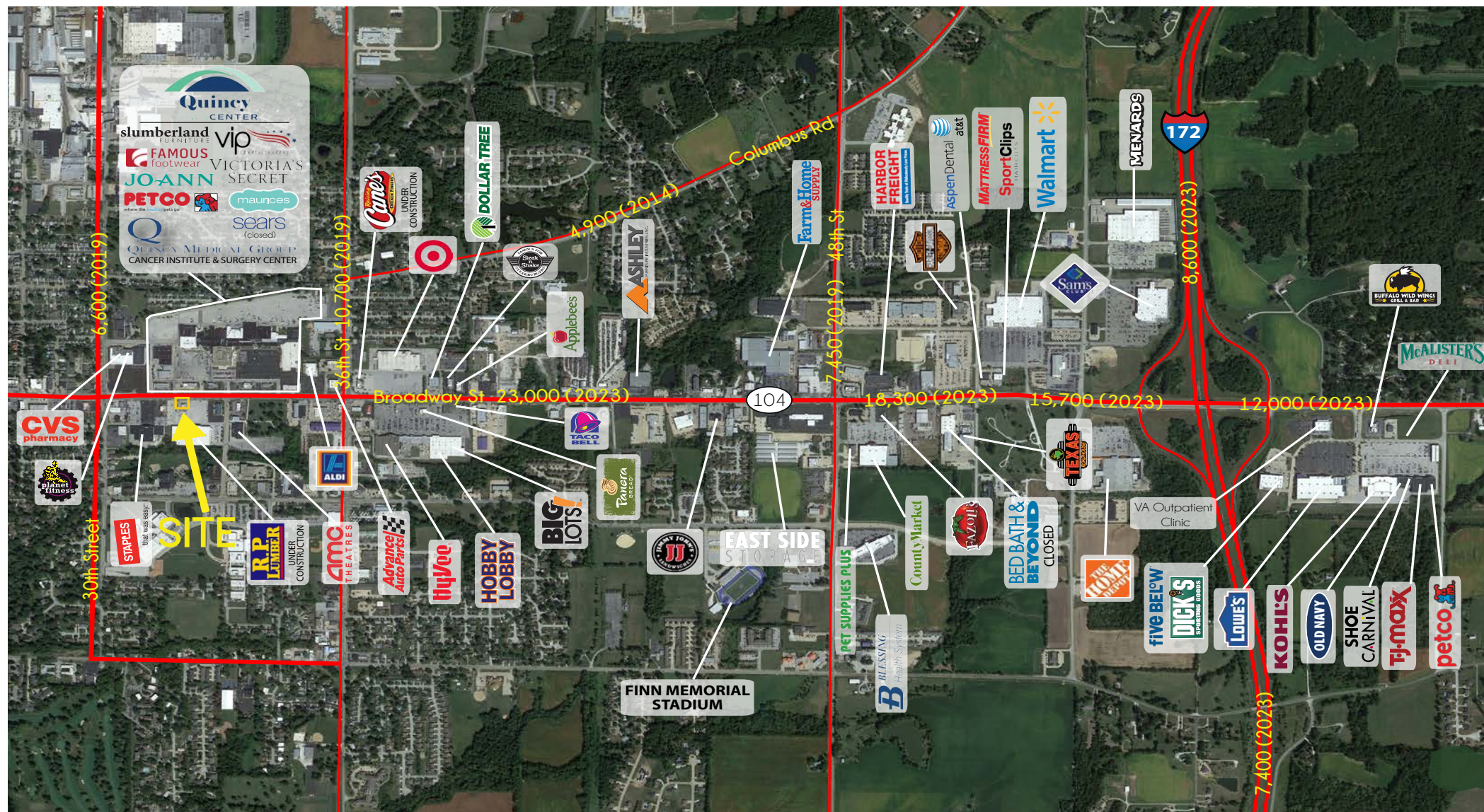
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