



**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

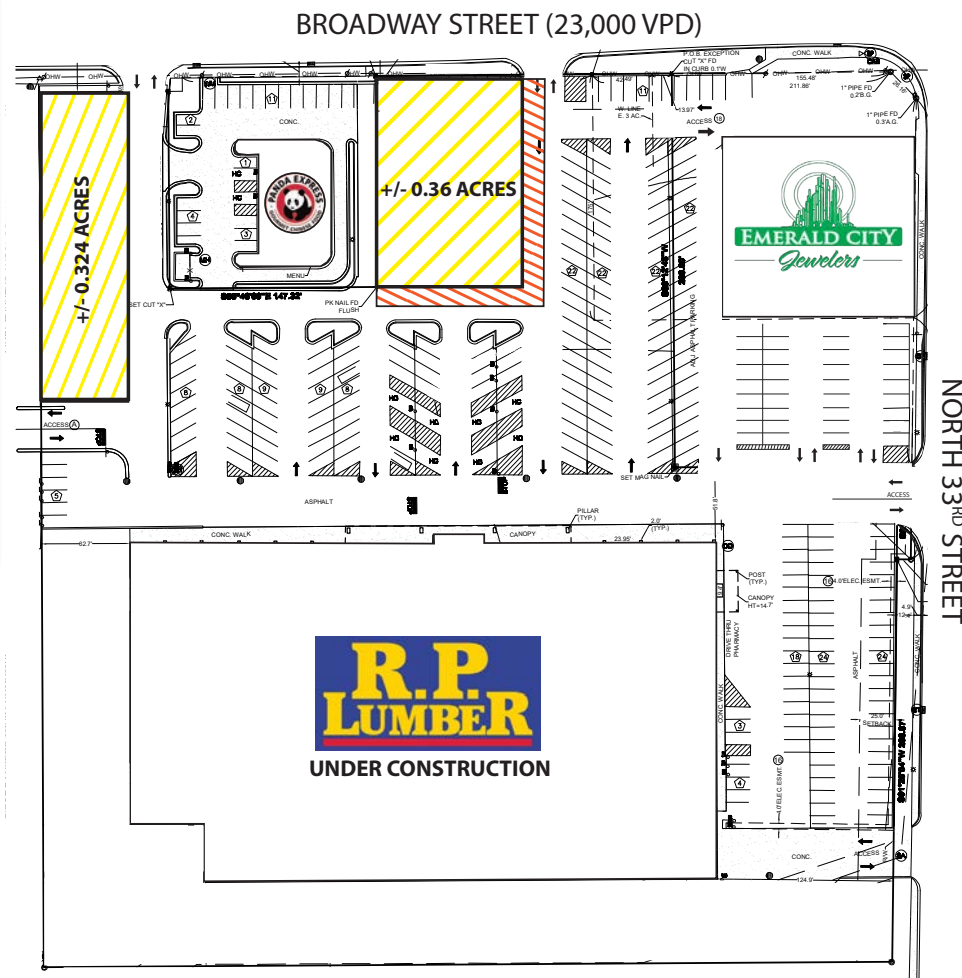
**+/- 0.36 ACRE AND +/- 0.324 ACRES AVAILABLE ON  
THE HIGHEST TRAFFICKED ROAD IN QUINCY, IL.**

# 3140 BROADWAY STREET

## SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT: **L<sup>3</sup> 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> 48,564	<u>10 MINS</u> 53,733	<u>20 MINS</u> 98,844	<u>50 MINS</u> 242,390
HOUSEHOLDS		<u>5 MINS</u> 20,633	<u>10 MINS</u> 22,653	<u>20 MINS</u> 40,415	<u>50 MINS</u> 97,947
AVG HH INCOME		<u>5 MINS</u> \$74,098	<u>10 MINS</u> \$75,395	<u>20 MINS</u> \$72,047	<u>50 MINS</u> \$67,469

VIEW &  
 DOWNLOAD:

**DEMO REPORT**



# 3140 BROADWAY STREET

## MARKET AERIAL

PLEASE CONTACT:

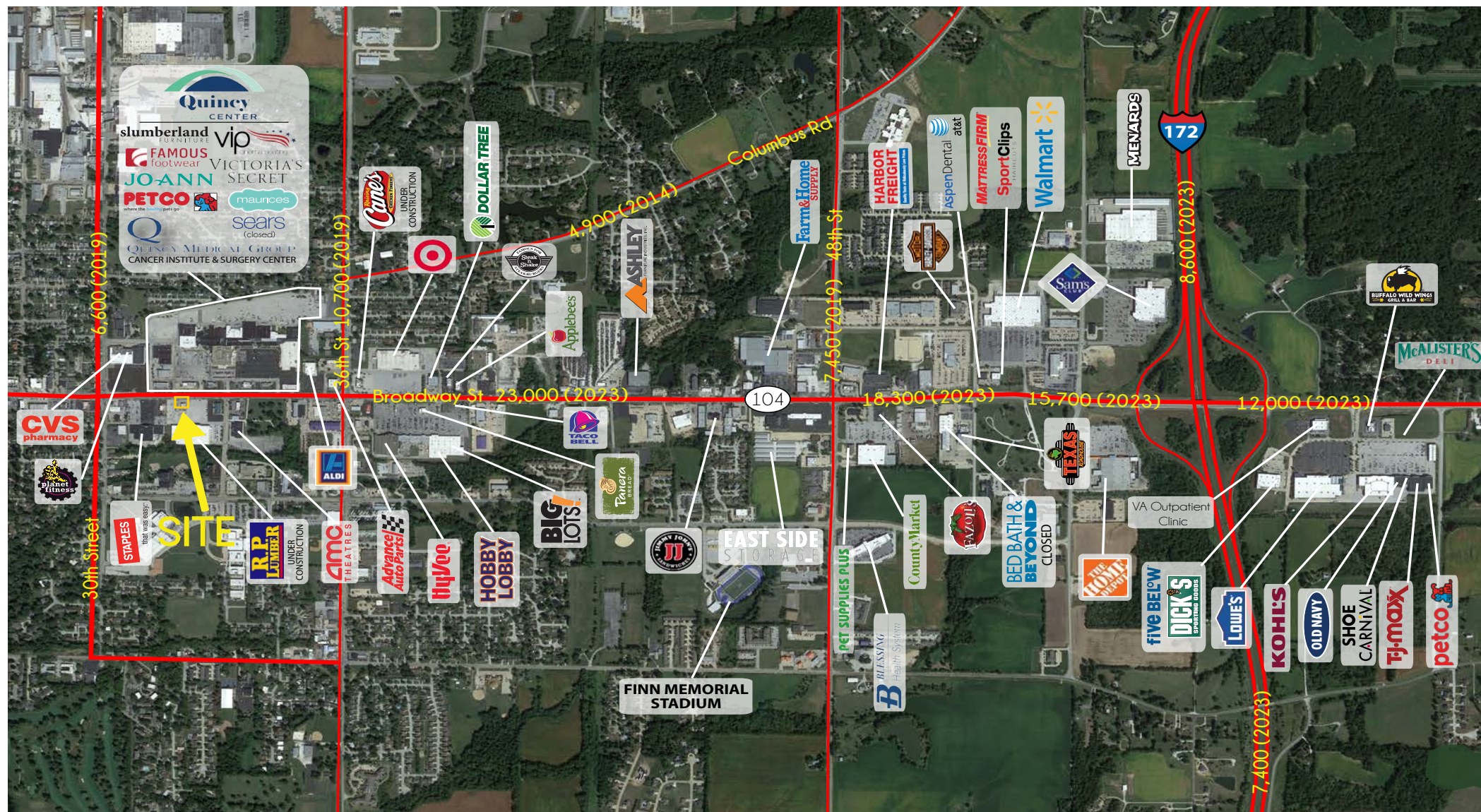
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