



FORMER  
MCDONALD'S  
DRIVE-THRU  
RESTAURANT



4422 W MAIN STREET

BELLEVILLE, IL 62226

FORMER MCDONALD'S RESTAURANT FOR SALE  
1.39 ACRES WITH 4,500 SF BUILDING



# 4422 W MAIN STREET

## DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION  
ALANA MOYLAN

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314.495.5013 (MOBILE)

ALANA@L3CORP.NET



- FORMER MCDONALD'S RESTAURANT FOR SALE WITH DRIVE-THRU
- 4,500 SF BUILDING ON TWO LOTS EQUALING 1.39 ACRES
- AMPLE PARKING
- ONLY 1 MILE AWAY FROM MEMORIAL HOSPITAL BELLEVILLE
- DEED RESTRICTION PROHIBITING THE SALE OF FOOD AND BEVERAGE FOR 20 YEARS

## POPULATION ANALYSIS

POPULATION	 <u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
	9,696	48,313	105,046
HOUSEHOLDS	 <u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
	4,463	20,382	43,640
AVG HH INCOME	 <u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
	\$55,127	\$73,657	\$75,591

VIEW &  
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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

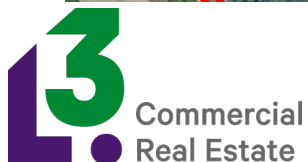
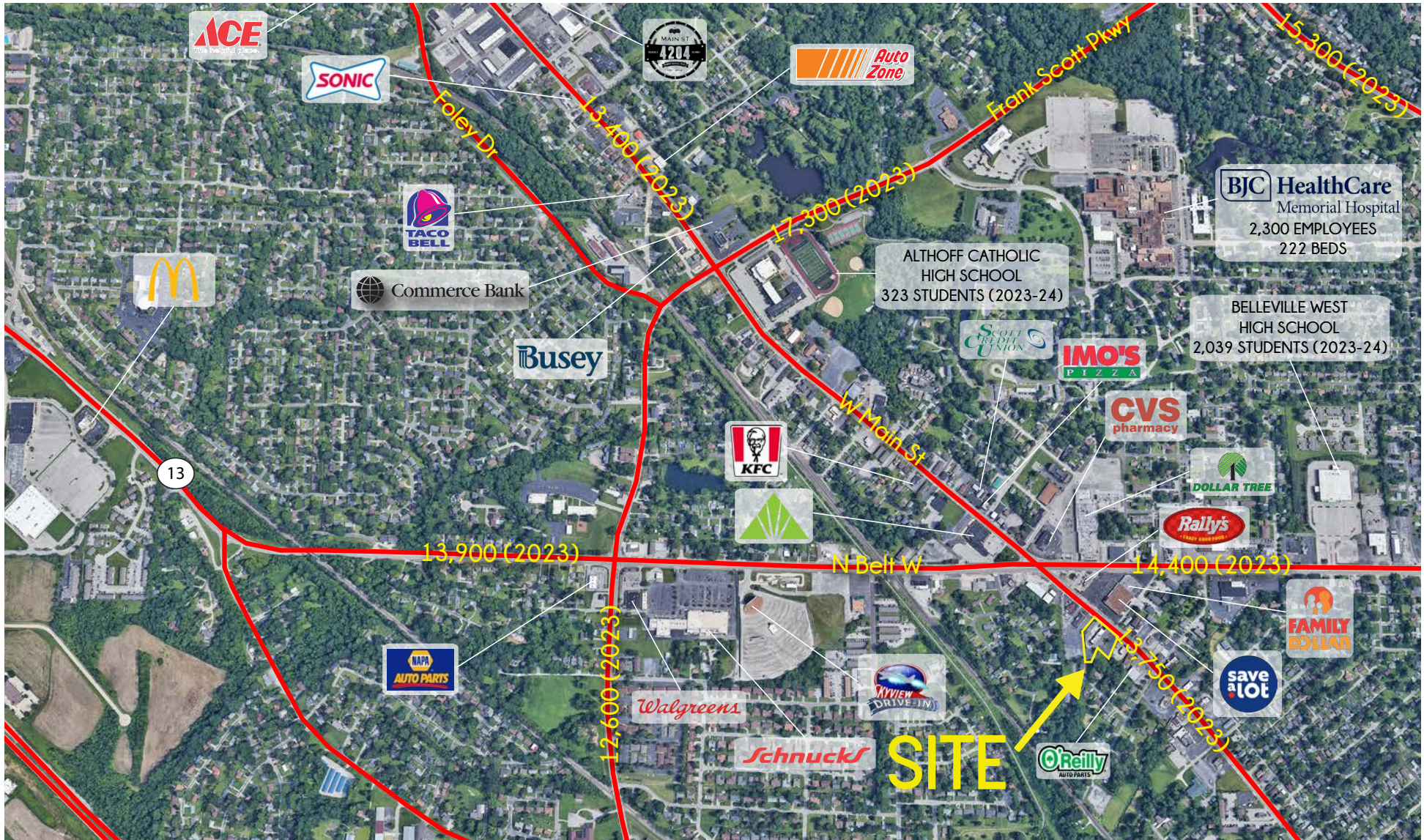
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