

YOUR NAME HERE

BELLEVILLE. IL 62226

FORMER

MCDONALD'S

DRIVE-THRU

RESTAURANT

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



[3

# 4422 W MAIN STREET

DEMOGRAPHICS



### POPULATION ANALYSIS



PLEASE CONTACT:

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

314.282.9830 (DIRECT) 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



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. Th 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

#### PLEASE CONTACT:

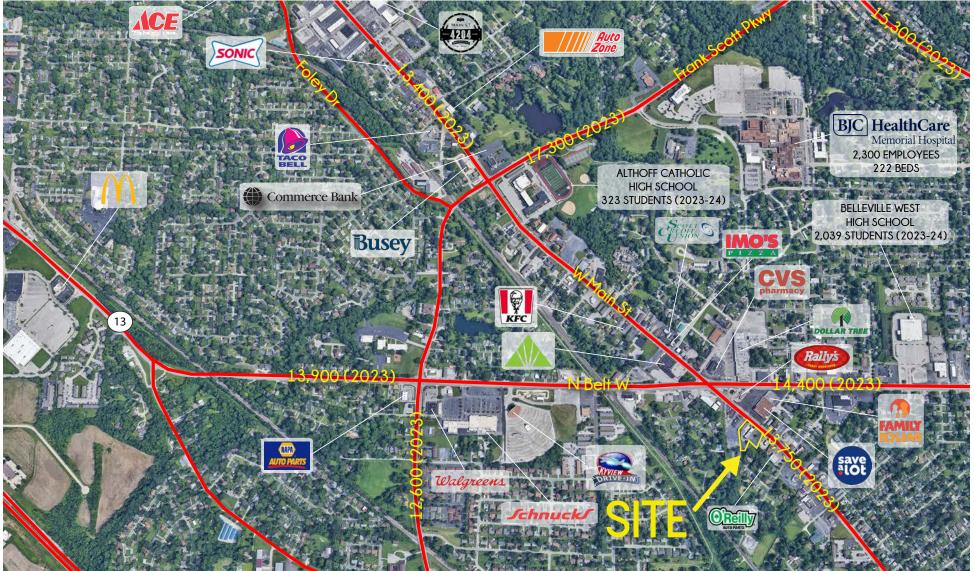
### L<sup>3</sup> CORPORATION

ALANA MOYLAN

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# 4422 W MAIN STREET

## MARKET AERIAL





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