



FOR LEASE

DEMOGRAPHICS

| | 3 Mi | 5 Mi | 7 Mil. |
|-----------------|-----------|----------|----------|
| Population | 39,080 | 63,440 | 89,881 |
| Med. HH Income | \$102,501 | \$98,417 | \$94,386 |
| # of Households | 15,916 | 25,639 | 37,137 |

TRAFFIC VOLUME

| | |
|------------------|------------|
| Route 159: | 26,900 VPD |
| Cottonwood Road: | 15,200 VPD |

FOR MORE INFO CONTACT:

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COTTONWOOD PLAZA

300 Junction Drive | Glen Carbon, IL 62034

PROPERTY HIGHLIGHTS

- High traffic center with excellent visibility
- Strong demographics

AREA RETAILERS INCLUDE:



RETAIL AVAILABLE



KEY

- Available:
- Leased:
- Future Site:
- Not a Part:



| SITE SUMMARY | |
|---------------------|-----------------|
| 266,119 SQ. FT. | |
| 1. Walmart | 184,409 sq. ft. |
| 2. OfficeMax | 23,500 sq. ft. |
| 3. Goodwill | 16,500 sq. ft. |
| 4. Slackers | 4,000 sq. ft. |
| 5. Available | 3,000 sq. ft. |
| 6. Axes PT | 3,500 sq. ft. |
| 7. PetSmart | 22,910 sq. ft. |
| 8. CATO | 5,300 sq. ft. |
| 9. Subway | 1,500 sq. ft. |
| 10. Sport Clips | 1,500 sq. ft. |
| 11. Chase Bank ATM | |
| 12. Papa John's | |
| 14. Apple Bee's | |



**Southern Illinois
University
Edwardsville**

**Edwardsville
High School**

**Edwardsville
Sports Complex**

Dierbergs Starbucks **ASHLEY**
BAM! **BEST BUY** **Michaels**
PANERA **OLD NAVY**
SHOE CARNIVAL **ROSS**
TEXAS **KIRKLAND'S**
carter's

Walmart
CATO **Office DEPOT Max**
PETSMART **Applebees**
Sport Clips **PAPA JOHN'S**
SUBWAY
KFC

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