

RETAIL PROPERTY FOR LEASE

GODFREY, IL

5520 GODFREY RD., GODFREY, IL 62035



LAURA JONES

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RL JONES PROPERTIES

GODFREY, IL

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	3,797 SF
Available SF:	2,591 SF
Lot Size:	

PROPERTY OVERVIEW

The shopping center is located at 5520 Godfrey Road with Absolute Audiology & the former BJC Urgent Care. The property is at a red light intersection on the corner of Godfrey Road and Stamper Lane. It is adjacent to North Elementary School and McDonald's. In close proximity to Lewis & Clark Community College. Excellent visibility. Large traffic count. Growing Community.

SPACES

5520 Godfrey Rd.

LEASE RATE

Negotiable

SPACE SIZE

2,591 SF

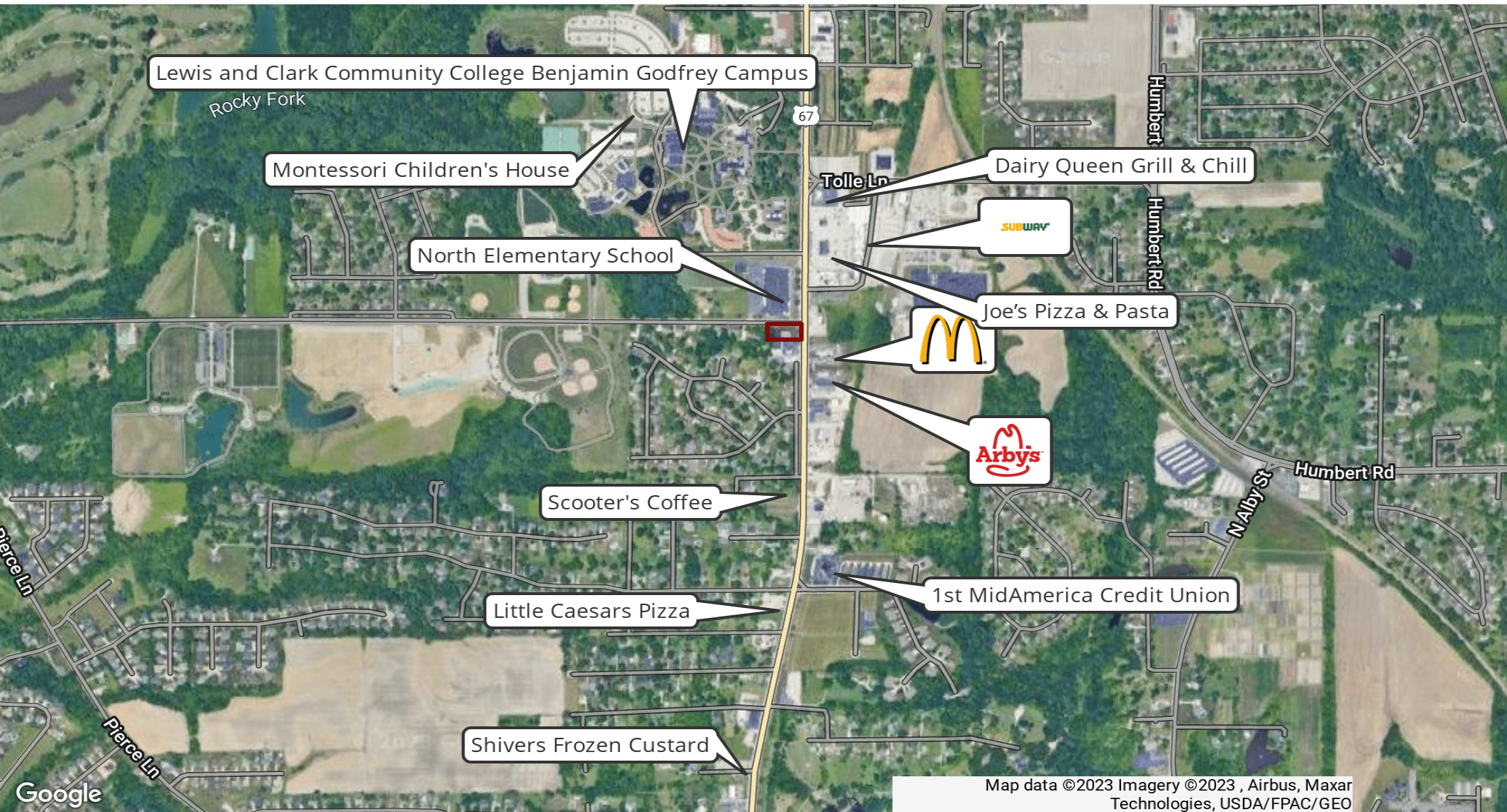
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LOCATION MAPS

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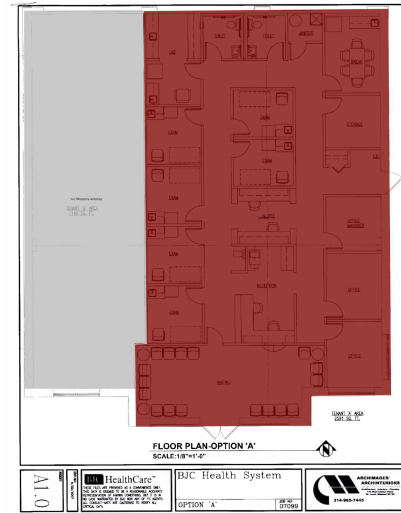


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PLANS

GODFREY, IL

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LEGEND

Available
Unavailable

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,591 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
5520 Godfrey Rd.	Available	2,591 SF	NNN	Negotiable	Space will be available on October 1, 2023! Former Alton Memorial/BJC Urgent Care space. Perfect for another medical office or retail user!
5520 Godfrey Rd, Suite A	Absolute Audiology, Inc.	1,200 SF	NNN	-	-

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ADDITIONAL PHOTOS

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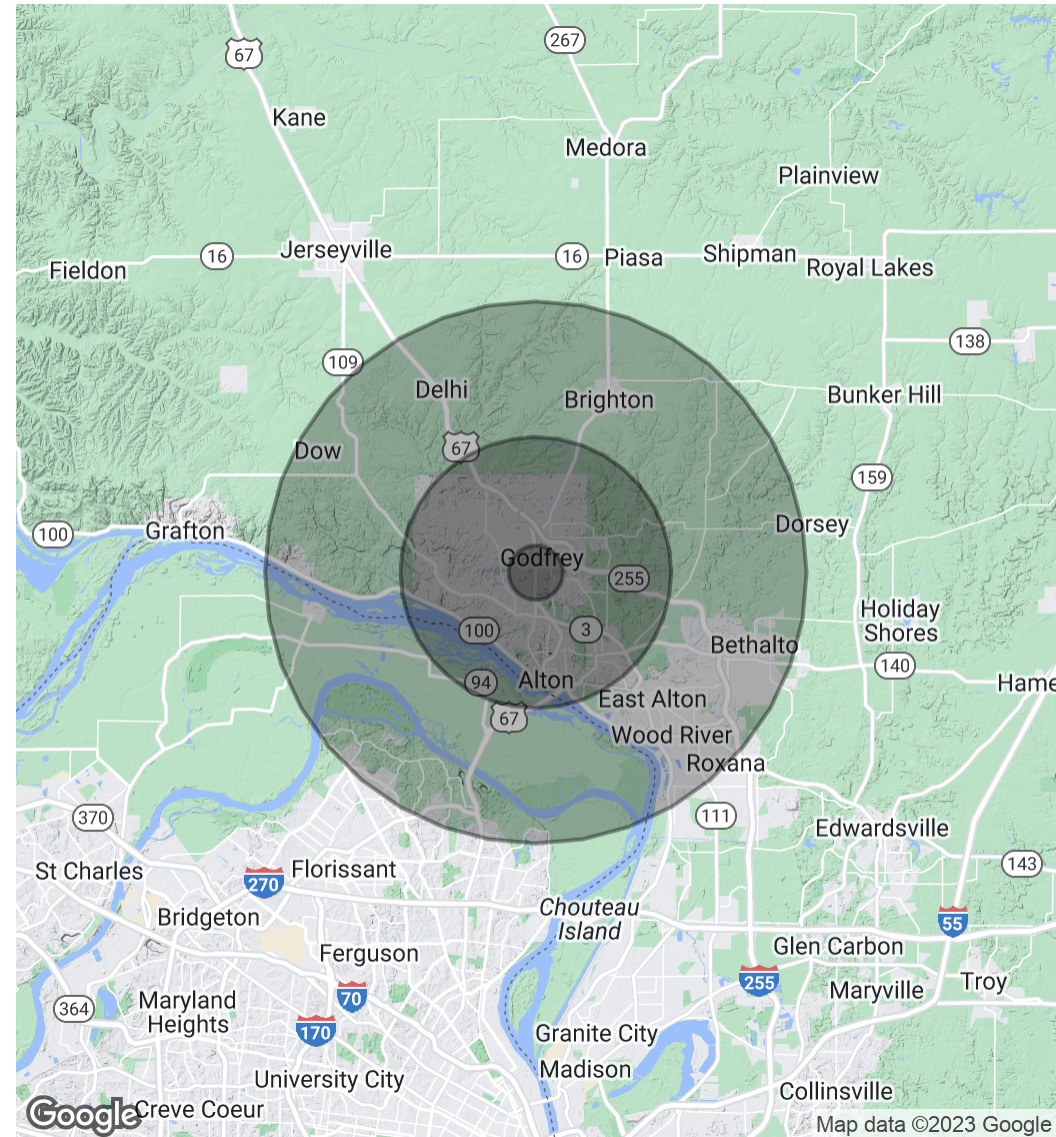
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,596	48,060	126,456
Average age	42.8	38.8	39.1
Average age (Male)	40.2	37.0	37.6
Average age (Female)	44.2	40.3	40.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	669	19,498	50,847
# of persons per HH	2.4	2.5	2.5
Average HH income	\$61,663	\$57,648	\$58,333
Average house value		\$177,304	\$133,928

* Demographic data derived from 2020 ACS - US Census



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