

OAKMONT PLAZA - NEWLY RENOVATED

3,333 SF -10,000 SF RETAIL/RESTAURANT/OFFICE SPACE

4020 PONTOON ROAD, PONTOON BEACH, IL 62040

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PROPERTY SUMMARY

Listing # 2696



Property Summary

Building SF:	37,192 SF
Available SF:	18,692 SF
Min Divisible	3,333 SF
Max Contiguous:	10,000 SF
Lease Rate:	\$10.00 - \$13.50/SF
Lease Type:	Modified Gross
Clear Height:	16 FT
Frontage:	354 FT
Year Built:	1966
Renovated:	2023
Parking:	150
2022 Property Tax:	\$16,916.76
Tenants/Units:	9
Zoning:	Pontoon Beach - B-1 Community

Property Overview

Redeveloped Plaza 4020 located along Pontoon Road. New exterior and white box finished interior ready for tenant finishes. Join current tenants Storm Front Roofing, Jacks 5th Street Gaming, Meat Market, Forever After Banquet and Event Center, and Capoloavora Studio. Many upgrades throughout the property. New marquee signage coming soon.

Location Overview

Geographically located approximately 10 miles northeast of the City of St. Louis, Pontoon Beach is part of the St. Louis Metropolitan area. Additionally, the Village is approximately 76 miles southwest of Springfield, Illinois, and just over 245 miles southwest of the City of Chicago.

PROPERTY PHOTOS



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AVAILABLE SPACES



Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
8	(Will divide) 3,333 -10,000	Negotiable	\$8,333 /mo	Retail/Office	Newly Renovated	Yes
5	3,500	Negotiable	\$3,938 /mo	Retail/Office	Newly Renovated	Yes
7	5,000	Negotiable	\$5,000 /mo	Retail/Office	Newly Renovated	Yes

Highlights

New exterior and white box finished interior ready for tenant finishes.

Updated lighted exterior and parking.

New Marquee signage coming soon!

Nearby Places

- Jacks 5th Street Gaming
- Meat Market
- Capoloavora Studio
- Forever After Banquet and Event Center
- Storm Front Roofing

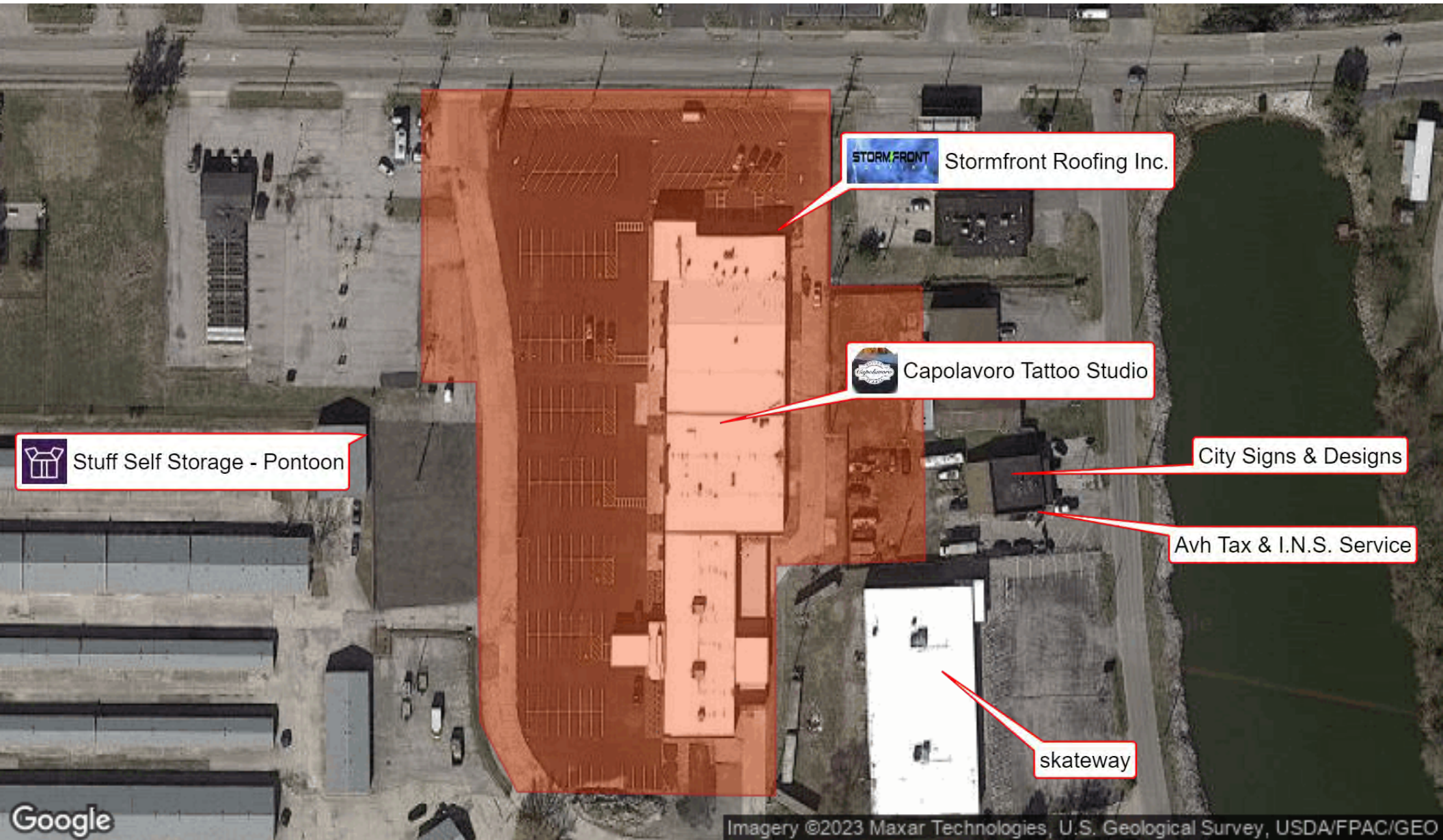
LOCATION MAPS



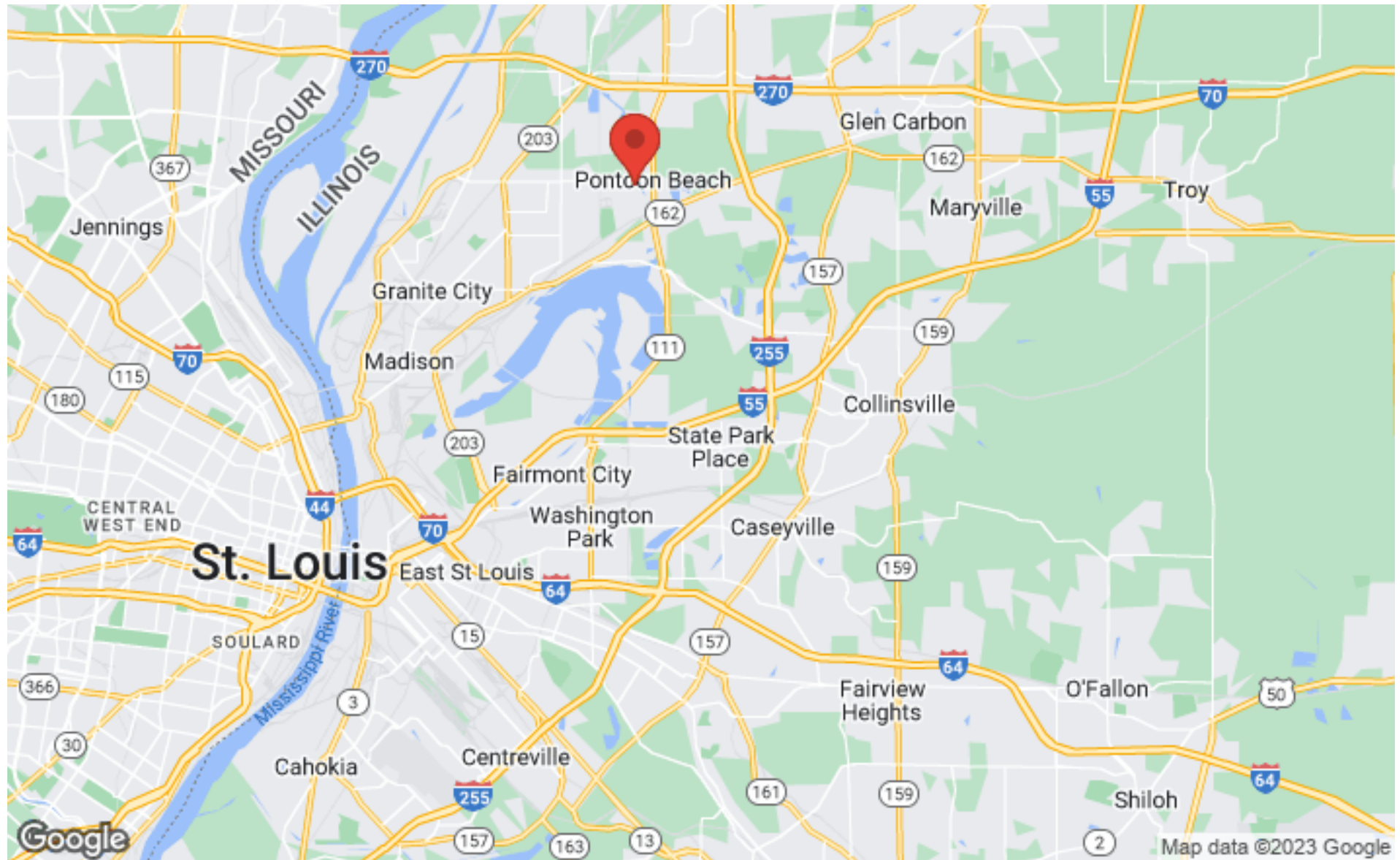
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BUSINESS MAP



REGIONAL MAP

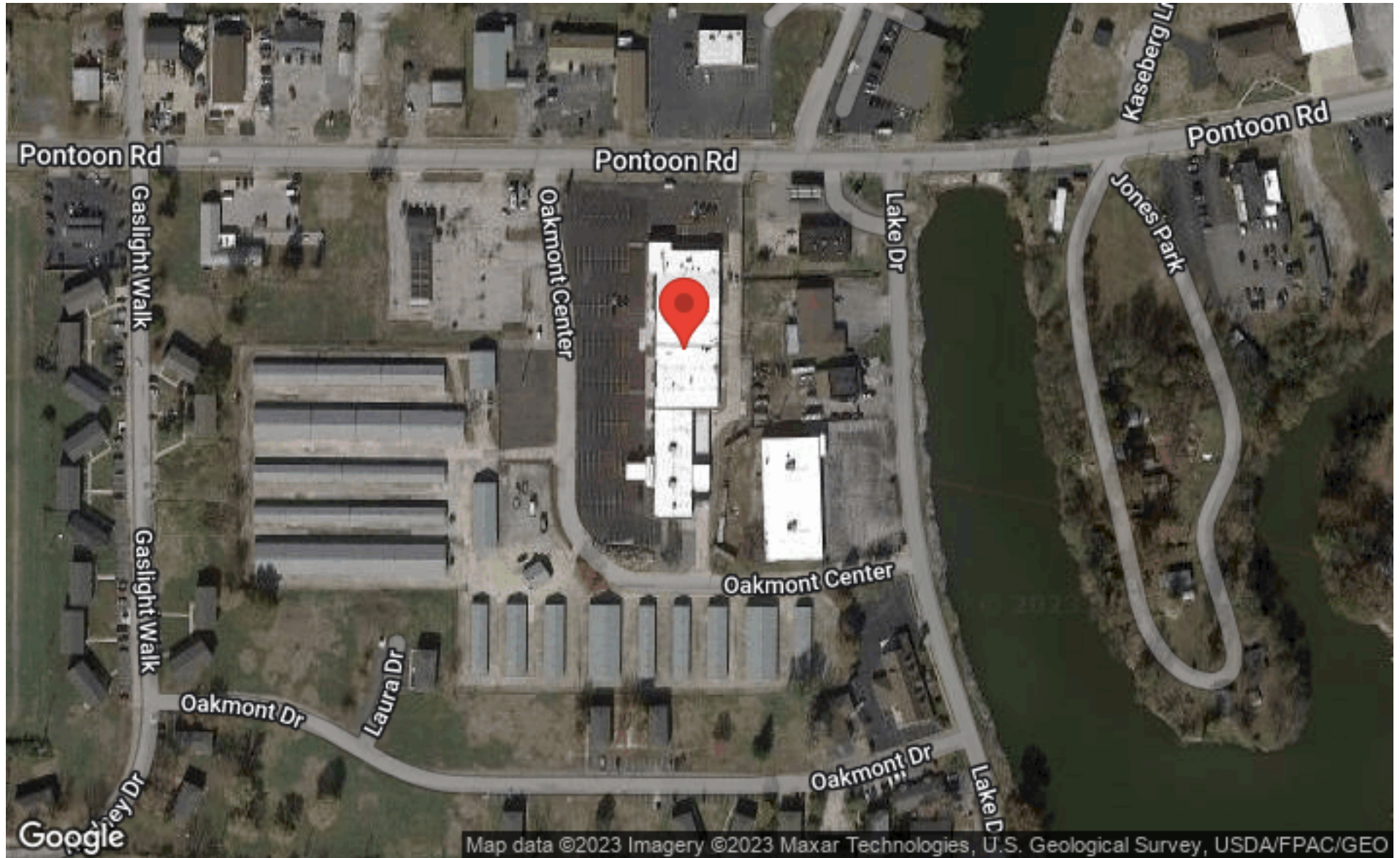


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AERIAL MAP

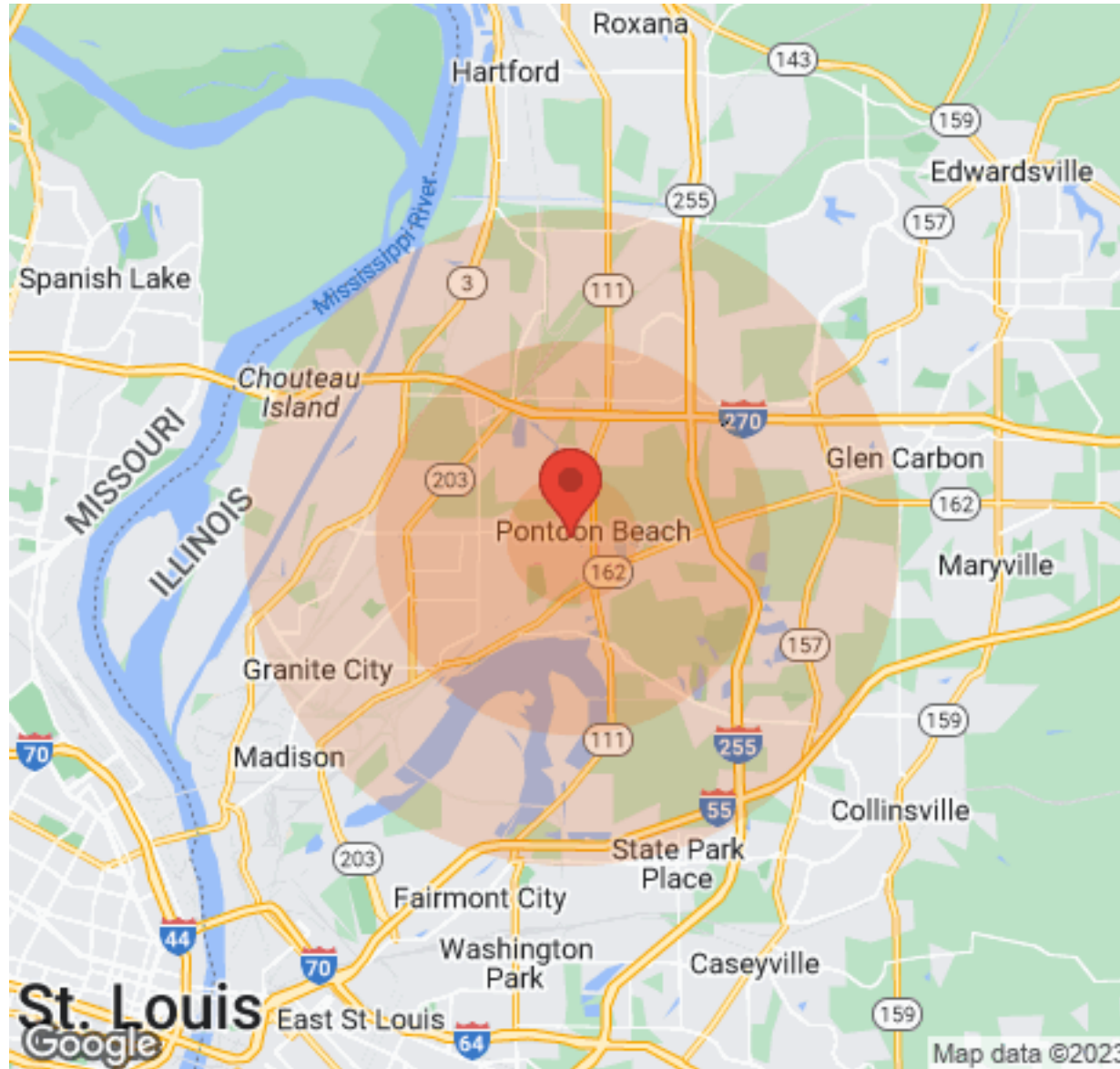


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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	1,603	13,423	24,556
Female	1,677	14,453	25,939
Total Population	3,280	27,876	50,495

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	660	4,736	9,082
Ages 15-24	452	3,360	6,453
Ages 55-64	377	3,631	6,445
Ages 65+	467	5,516	8,834

Race	1 Mile	3 Miles	5 Miles
White	2,816	26,614	46,874
Black	273	649	1,931
Am In/AK Nat	N/A	5	37
Hawaiian	N/A	1	1
Hispanic	252	798	2,247
Multi-Racial	380	1,198	3,248

Income	1 Mile	3 Miles	5 Miles
Median	\$60,861	\$47,091	\$43,614
< \$15,000	126	1,514	2,861
\$15,000-\$24,999	52	1,295	2,564
\$25,000-\$34,999	186	1,431	2,354
\$35,000-\$49,999	198	1,687	2,860
\$50,000-\$74,999	283	2,606	4,718
\$75,000-\$99,999	208	1,657	2,487
\$10,000-\$149,999	111	1,043	1,857
\$150,000-\$199,999	29	193	429
> \$200,000	57	163	263

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,466	12,769	22,871
Occupied	1,307	11,849	20,934
Owner Occupied	896	9,024	15,497
Renter Occupied	411	2,825	5,437
Vacant	159	920	1,937