

FOR LEASE

601-611 E Broadway,
Alton, IL 62002



LUCAS ROW - RETAIL/OFFICE & RESTAURANT SPACE AVAILABLE

Lease Rate: \$25.00/SF, NNN

BARBERMURPHY
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

PROPERTY INFORMATION

601-611 E Broadway, Alton, IL 62002



LUCAS ROW REAR VIEW

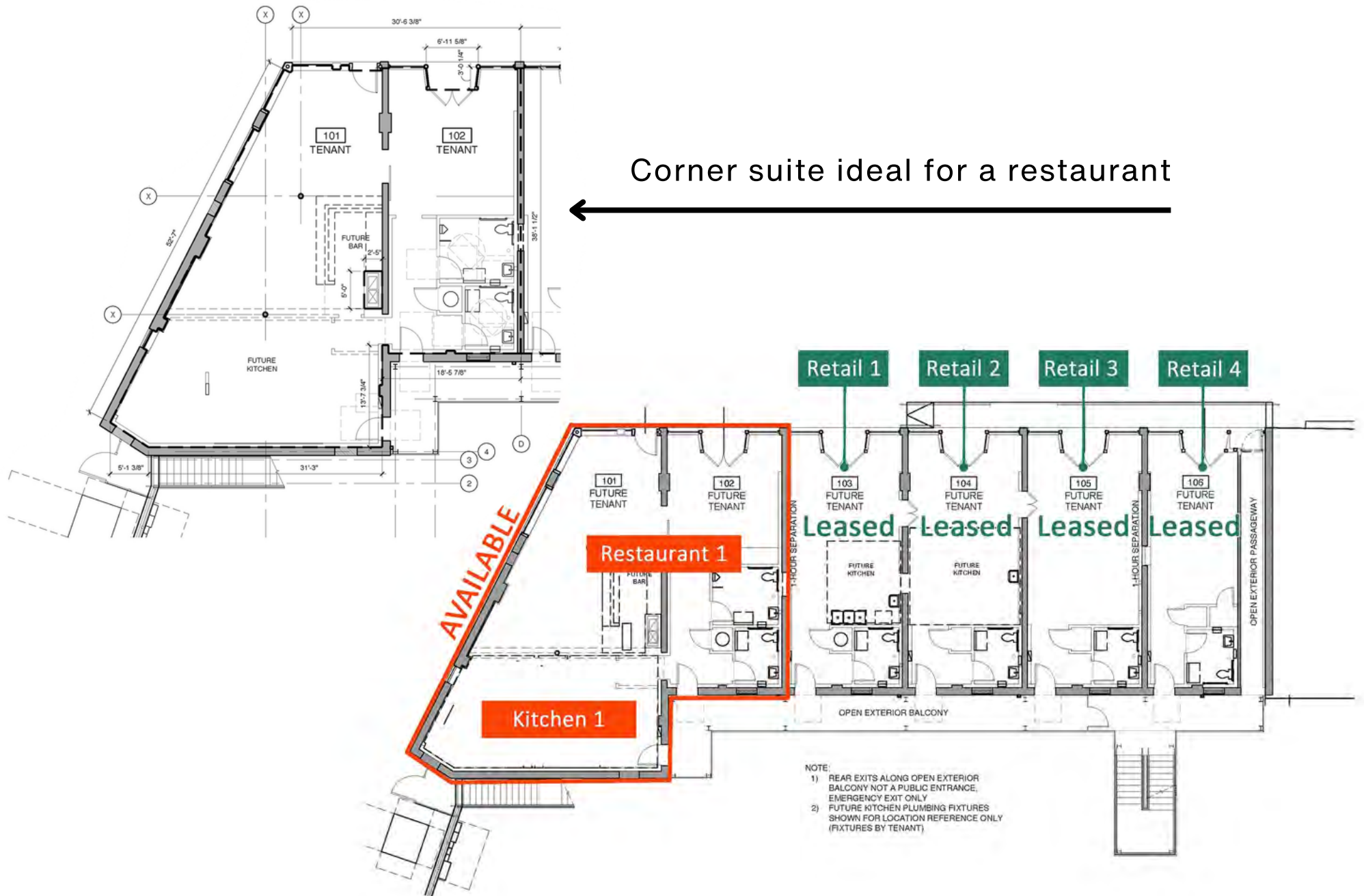
- Mixed-use historic building under renovation by AltonWorks
- 12 apartments and 1 last office/retail storefront available for lease
- Whiteboxed delivery and negotiable improvements
- 1,945 SF corner space suited for a restaurant
- On-site residential base supports immediate retail traffic
- Part of AltonWorks' multi-phase Wedge Innovation District redevelopment.



[AltonWorks Link](#)

FLOOR PLANS

601-611 E Broadway, Alton, IL 62002



*Not to scale

AREA MAP

601-611 E Broadway, Alton, IL 62002



LOCATION OVERVIEW

Located in downtown Alton, across from the newly renovated Wedge Innovation Center and two blocks North of Riverfront Park and Alton Amphitheater. Multiple restaurants and amenities within walking distance.

OFFICE/RETAIL SUMMARY

601-611 E BROADWAY, ALTON, IL 62002

LISTING # 3182

LOCATION DETAILS:

Parcel # 23-2-07-14-08-204-020
County: IL - Madison
Zoning: C-4 Downtown Commercial

PROPERTY OVERVIEW:

Building SF: 4,458
Vacant SF: 1,945
Usable Sqft: 1,945
Min Divisible SF: 1,945
Max Contig SF: 1,945
Office SF: 1,945
Retail SF: 1,945
Signage: Building
Lot Size: 0.25 Acres
Frontage: 92
Depth: 72
Parking Spaces: 20
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1870
Renovated: 2026
Ceilings: 9' - 11'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$25.00 /SF
Lease Type: NNN
NNN Expenses: \$4.00

FINANCIAL INFORMATION:

Taxes: \$5,033.68
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 4,350; 20,000 on River Road

PROPERTY DESCRIPTION:

Lucas Row is a historic mixed retail/office and residential use property fully redeveloped by AltonWorks. This redevelopment features 12 apartments on the second floor and 1 last office/retail storefront available for lease. Landlord to whitebox the suite. Tenant Improvements are negotiable. Corner suite (1,945 SF) is an ideal location for a restaurant. An on-site tenant base provides immediate retail clientele. AltonWorks has a five-phase plan to realize the long-term vision of the region. This corridor is named Wedge Innovation District. <https://altonworks.us/>