

FOR LEASE

600-620 E Broadway
Alton, IL 62002



WEDGE INNOVATION CENTER - RETAIL/OFFICE & RESTAURANT SPACES

BARBERMURPHY

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AREA MAP

600-620 E Broadway, Alton, IL 62002

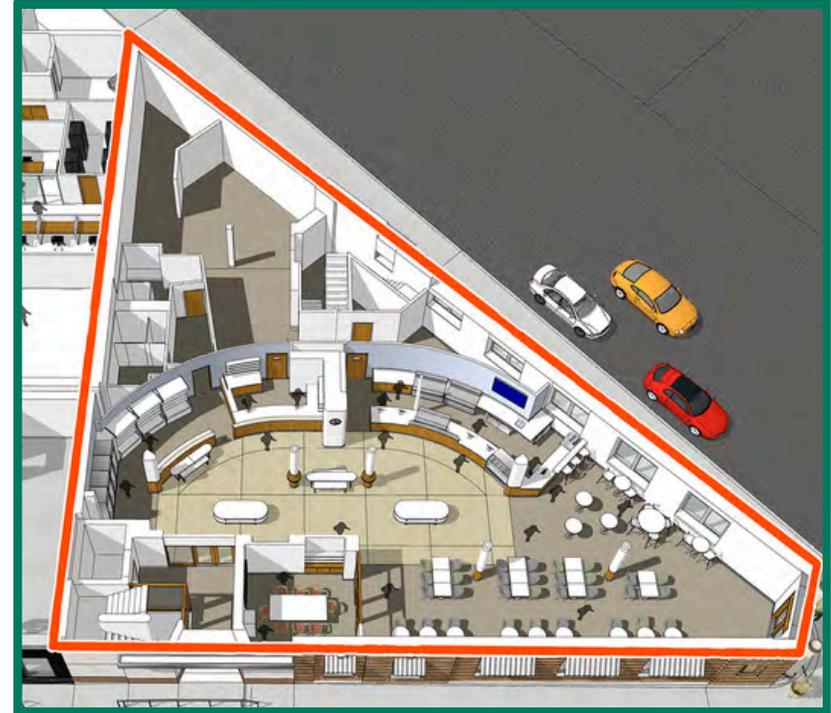
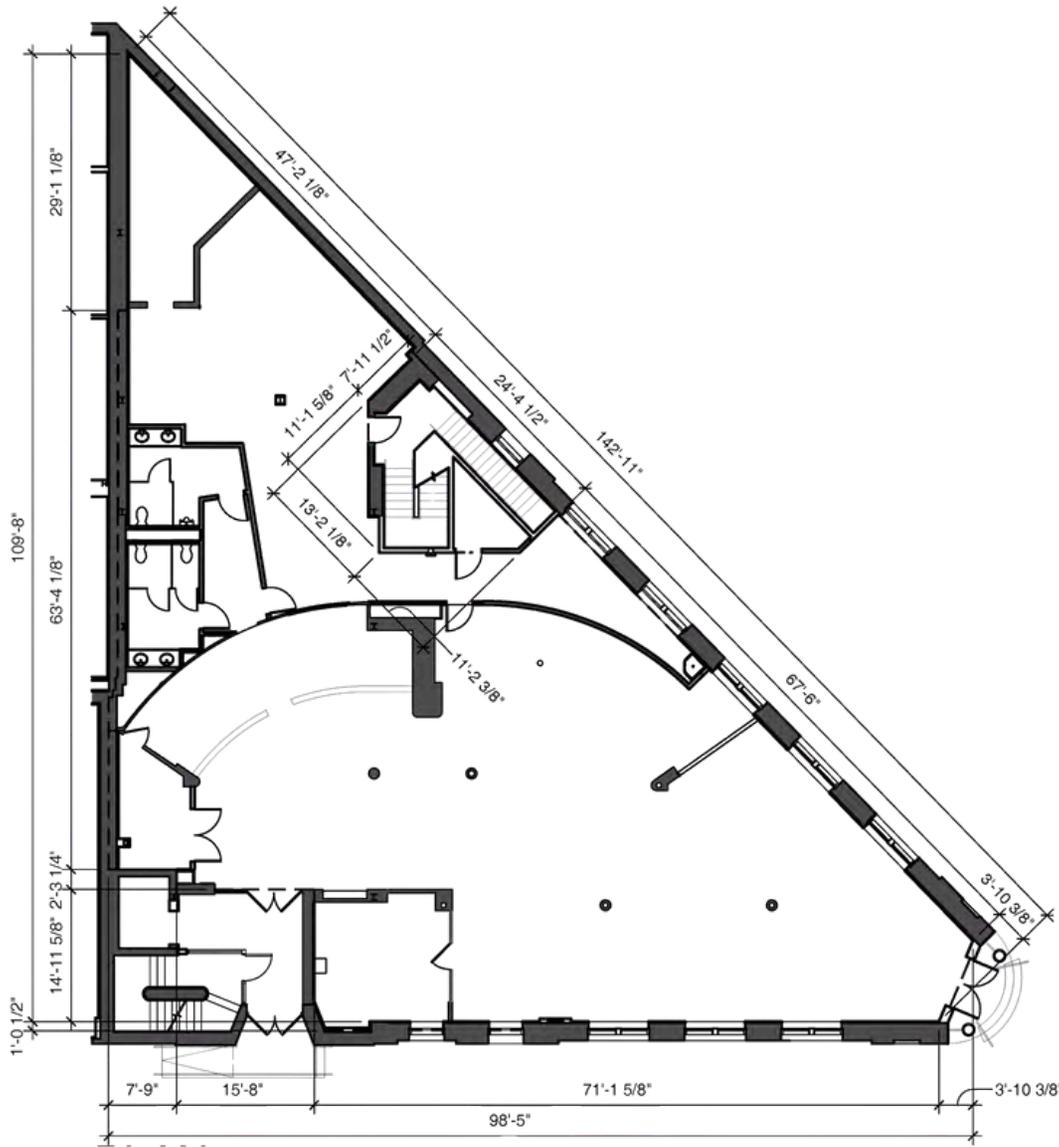


LOCATION OVERVIEW

Located in downtown Alton, across from the new Lucas Row mixed use development site and two blocks North of Riverfront Park and Alton Amphitheater. Multiple restaurants and amenities within walking distance. Alton is 20 miles from downtown St. Louis, MO and 14 miles from downtown Edwardsville, IL.

FLOORPLAN & INFORMATION - SUITE 622

600-620 E Broadway, Alton, IL 62002



Suite 622: 7,128 SF Retail/Restaurant:

Located at the corner 3rd St and E Broadway is also built out for immediate retail use. 2 ADA restrooms within suite.

PROPERTY PHOTOS - SUITE 622

600-620 E Broadway, Alton, IL 62002

DOORWAY TO KITCHEN



ADDITIONAL ENTRANCE



COUNTERTOP



OPEN AREA

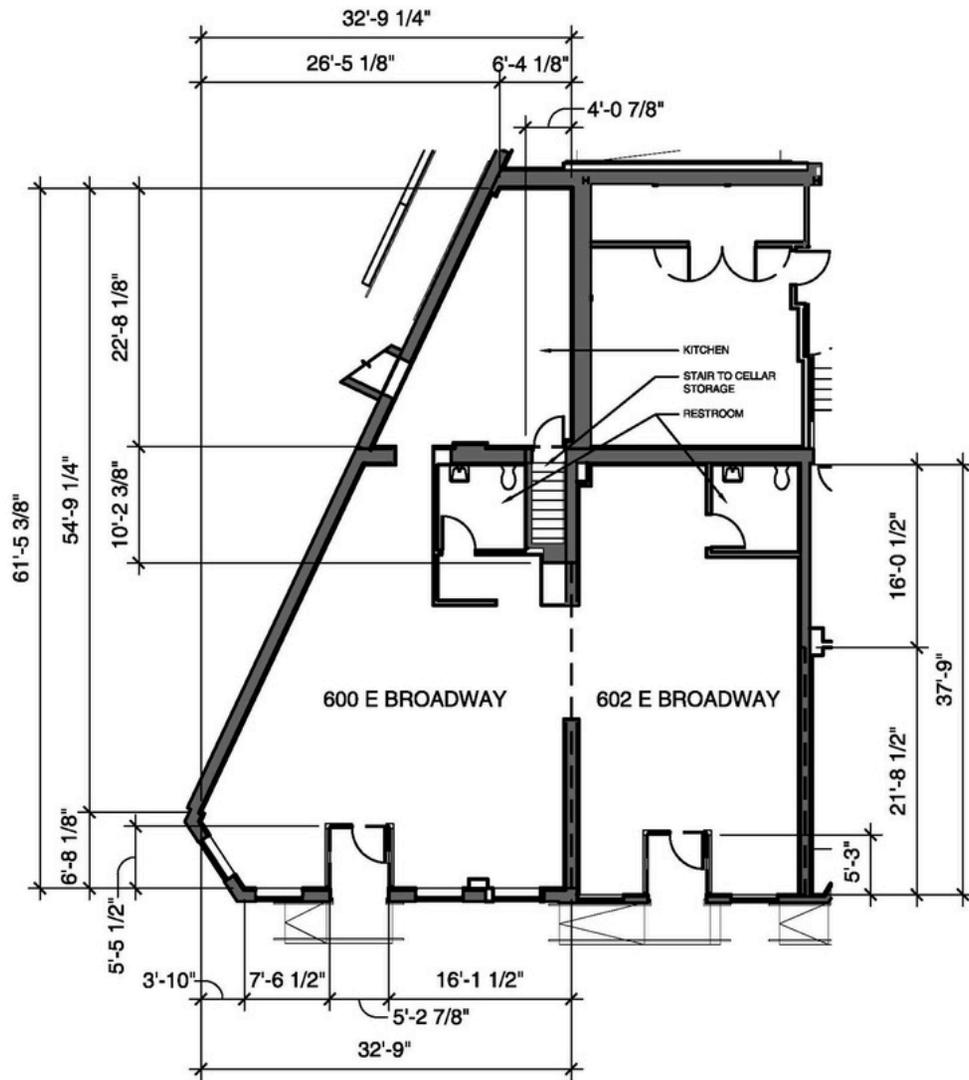


FUTURE KITCHEN



FLOORPLAN & INFORMATION - SUITE 600-602

600-620 E Broadway, Alton, IL 62002



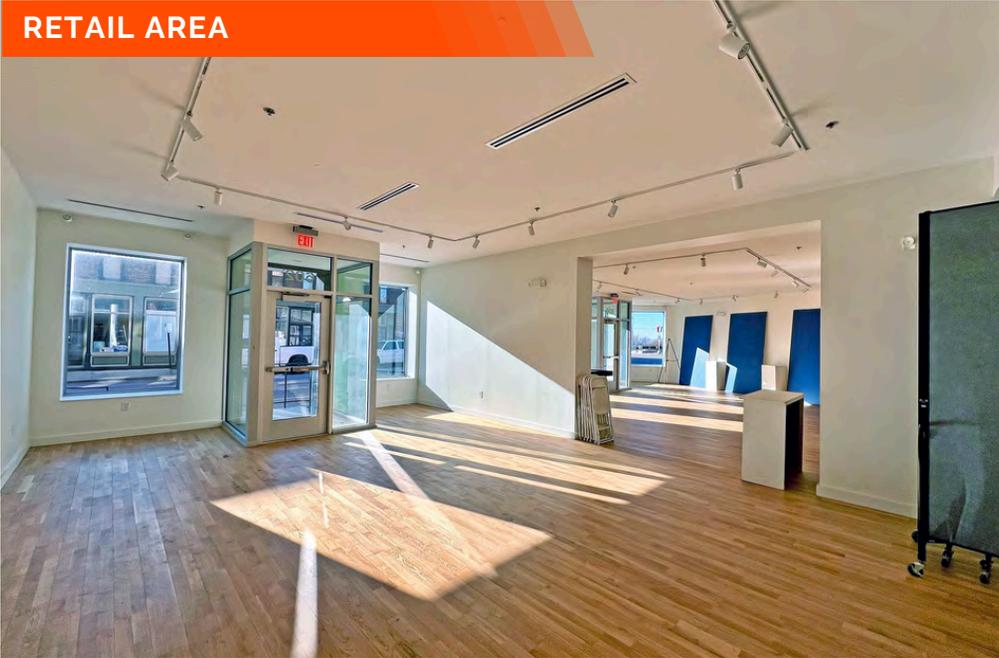
Suite 600-602: 1,972 SF Retail/Restaurant:

Located at the corner of Henry St and E Broadway is built out for immediate retail use. Space for future kitchen in rear. 2 ADA restrooms within suite.

PROPERTY PHOTOS - SUITE 600-602

600-620 E Broadway, Alton, IL 62002

RETAIL AREA



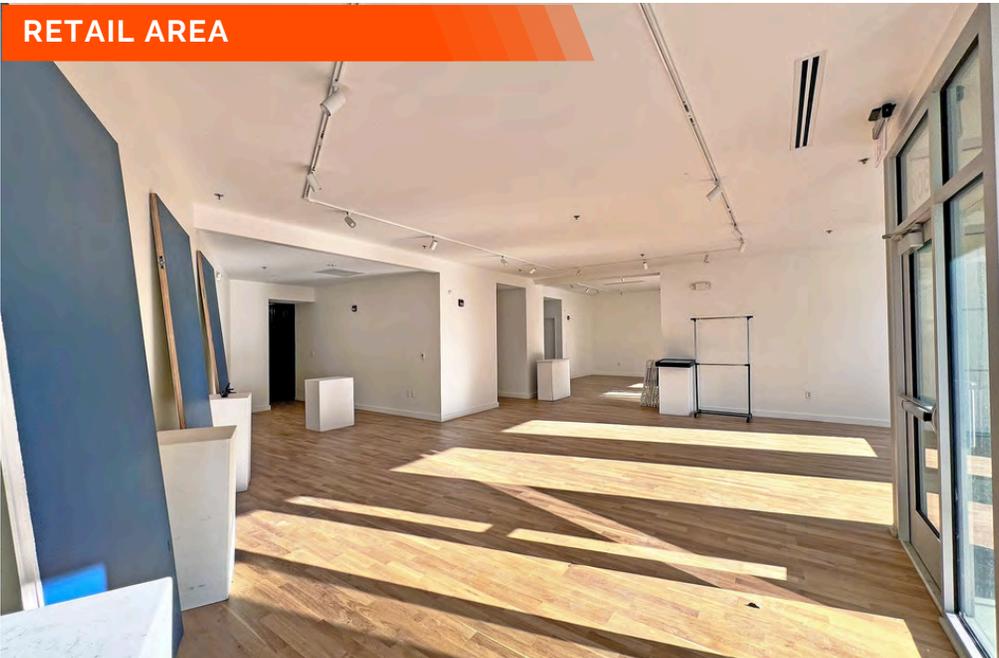
RETAIL AREA



LL STORAGE



RETAIL AREA

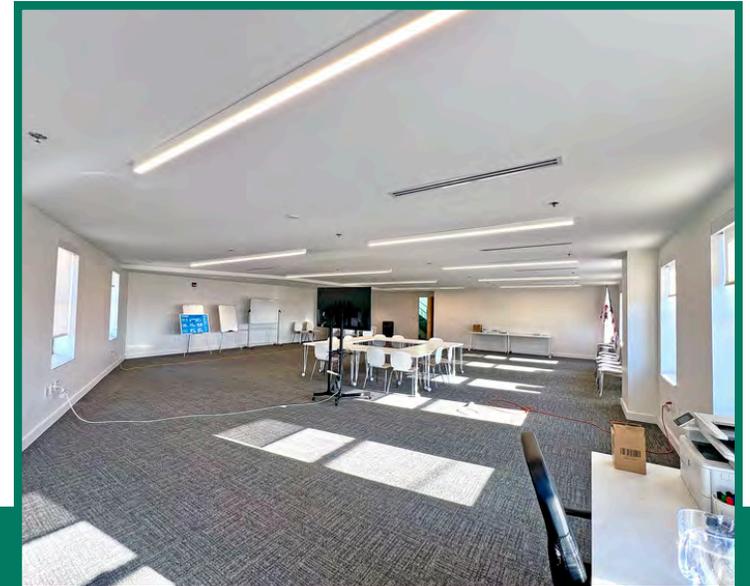
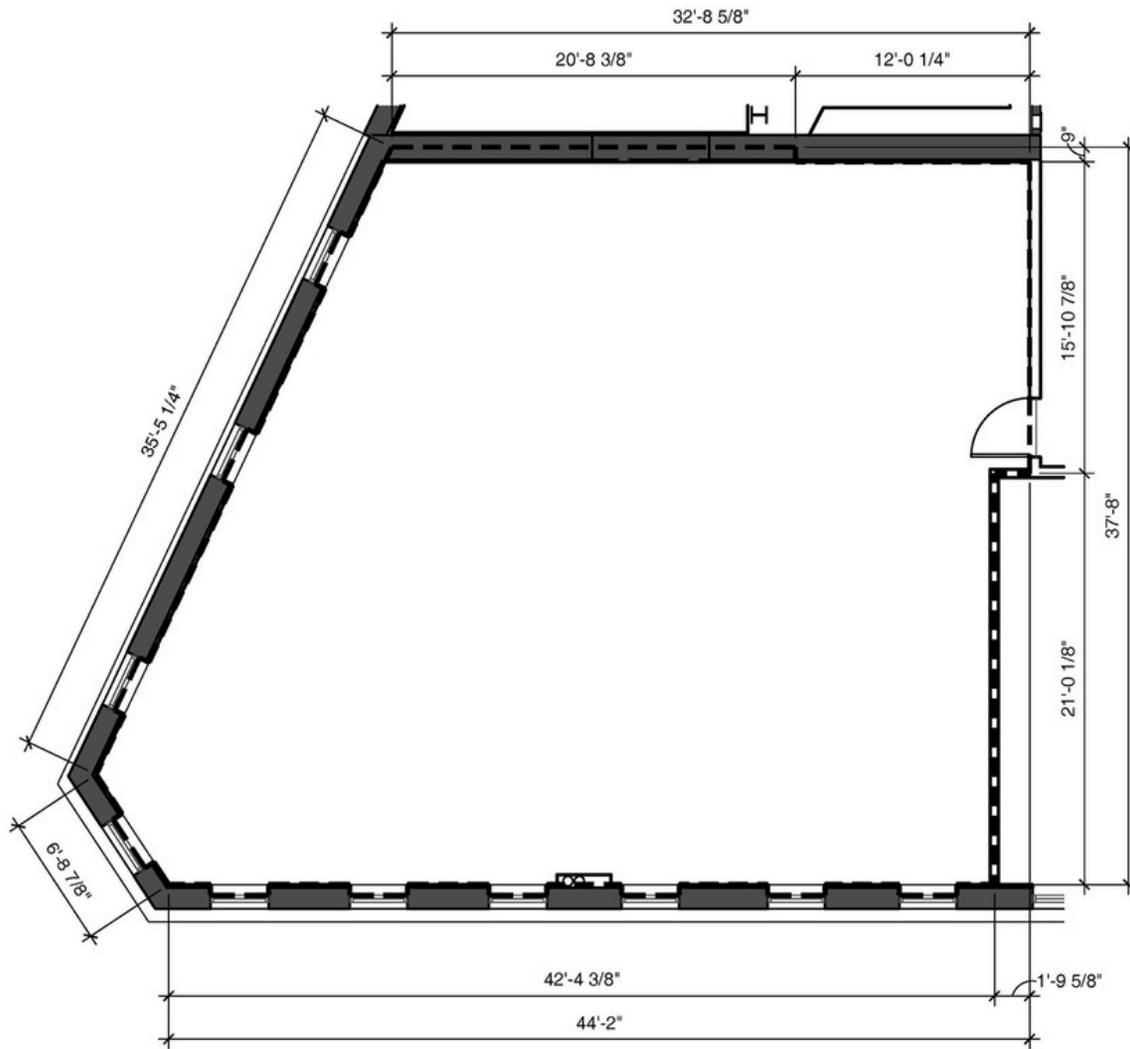


STORAGE KITCHEN SPACE



FLOORPLAN, INFORMATION & PROPERTY PHOTOS - SUITE 302

600-620 E Broadway, Alton, IL 62002



Suite 302: 1,500 SF

Open Office Suite

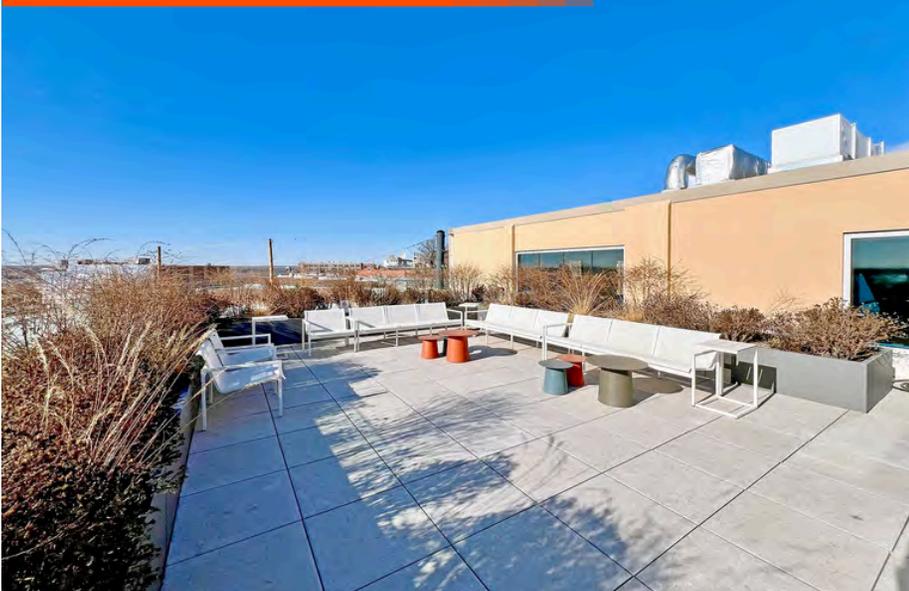
ADDITIONAL PROPERTY PHOTOS

600-620 E Broadway, Alton, IL 62002

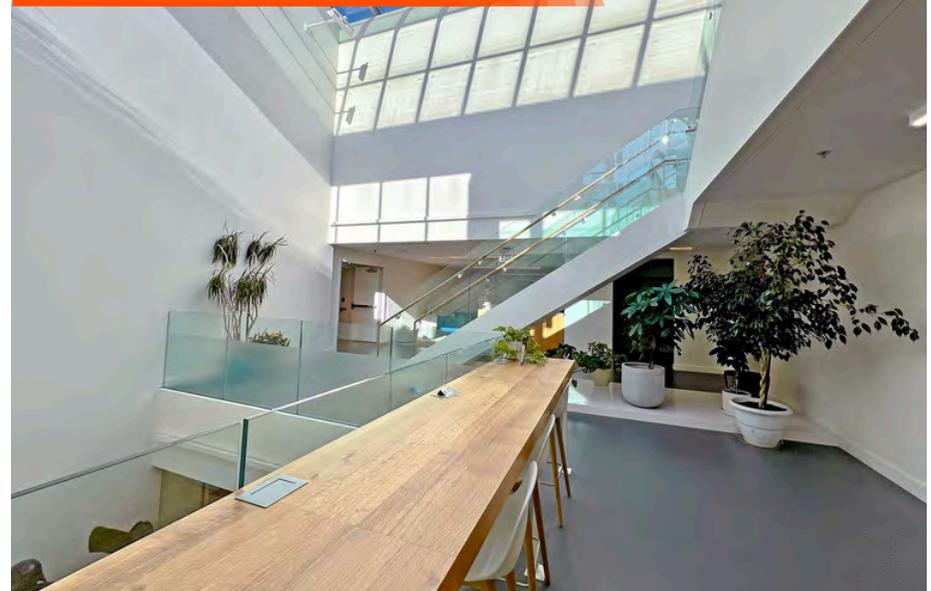
ROOFTOP VIEW



ROOFTOP AREA



ATRIUM STAIRWELL



OFFICE/RETAIL SUMMARY

600-620 E BROADWAY

LISTING # 3185

LOCATION DETAILS:

Parcel # 23-2-07-14-08-204-019; 23-2-07-14-08-204-018
County: IL - Madison
Zoning: C-4 Downtown Commercial

PROPERTY OVERVIEW:

Building SF: 55,000
Vacant SF: 10,600
Usable Sqft: 10,600
Min Divisible SF: 1,500
Max Contig SF: 7,128
Office SF: 1,500
Retail SF: 9,100
Signage: Building
Lot Size: 0.38 Acres
Frontage: 210
Depth: 160
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1904
Renovated: 2025
Ceilings: 9' - 11'
Construction Type: Brick, Concrete, Exterior - Block, Masonry



LEASE INFORMATION:

Lease Rate: \$25.00/SF
Lease Type: NNN
NNN Expenses: \$4.50

FINANCIAL INFORMATION:

Taxes: \$13,419.00
Tax Year: 2024

DEMOGRAPHICS:

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

PROPERTY DESCRIPTION:

9,100 SF of retail/restaurant space available at the ground level of the Wedge Innovation Center. An additional 1,500 SF professional office suite available on the third floor. Both retail suites offer tremendous visibility to the tenants occupying the center as well as E Broadway.
Suite 600-602: 1,972 SF retail/restaurant: located at the corner of Henry St and E Broadway is built out for immediate retail use. Space for future kitchen in rear. 2 ADA restrooms within suite.
Suite 622: 7,128 SF retail/restaurant: located at the corner 3rd St and E Broadway is also built out for immediate retail use. 2 ADA restrooms within suite.
Suite 302: 1,500 SF Open office suite
Tenant improvements negotiable.

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