

FOR SALE

500 N Illinois St.,
Belleville, IL 62220



FORMER PRODUCE & VEGETABLE RETAIL GROCER

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Matt Barriger
Broker Associate
Office: (618) 277-4400 (Ext. 17)
Cell: (618) 973-5507
mattb@barbermurphy.com

John L. Eichenlaub
Managing Broker
Office: (618) 277-4400 (Ext. 15)
Cell: (618) 570-8344
john@barbermurphy.com



AREA MAP

500 N Illinois St., Belleville, IL 62220



LOCATION OVERVIEW

Corner of Lebanon Avenue and N Illinois Street.

PROPERTY HIGHLIGHTS

500 N Illinois St., Belleville, IL 62220



3,022 SF former produce grocer with redevelopment potential

Lighted corner at Lebanon Ave and North Illinois St

Triangular lot with multiple ingress and egress points

5 blocks from Downtown Belleville within the TIF District and Enterprise Zone

OFFICE/RETAIL PROPERTY SUMMARY

500 N ILLINOIS ST

LISTING # 3248

LOCATION DETAILS:

Parcel #: 08-21-0-409-009
County: IL - St. Clair
Zoning: C-2 Heavy Commercial

PROPERTY OVERVIEW:

Building SF: 3,022
Vacant SF: 3,022
Min Divisible SF: 3,022
Max Contig SF: 3,022
Retail SF: 3,022
Signage: Yes
Lot Size: 0.29 Acres
Frontage: 378 Combined Lebanon Ave and N Illinois
Depth: Varies
Parking Spaces: 25
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1959
Yr Renovated: 1985
Ceilings: 8' - 16'
Construction Type: Combination

TAX INCENTIVE ZONES:

TIF District: Yes
Enterprise Zone: Yes
Opportunity Zone: No



SALE INFORMATION:

Sale Price: \$159,900
Price / SF: \$52.91

FINANCIAL INFORMATION:

Taxes: \$5,907.44
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 12,350 Combined at the corner

PROPERTY DESCRIPTION:

Former produce and vegetable retail grocer, located at the lighted intersection of Lebanon Ave and N Illinois St. Triangular lot with multiple egress/ingress. High visibility location, 5 blocks North of Downtown Belleville. Located in both Belleville TIF District and Enterprise Zone.

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Broker Associate
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C: (618) 973-5507
mattb@barbermurphy.com

JOHN EICHENLAUB
Broker Associate
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C: (618) 570-8344
johne@barbermurphy.com