

**FOR SALE**

500 N Illinois St.,  
Belleville, IL 62220



## FORMER PRODUCE & VEGETABLE RETAIL GROCER

**BARBERMURPHY**

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# 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:

**REDUCED Sale Price:** \$125,000  
**Price / SF:** \$41.36

## 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.