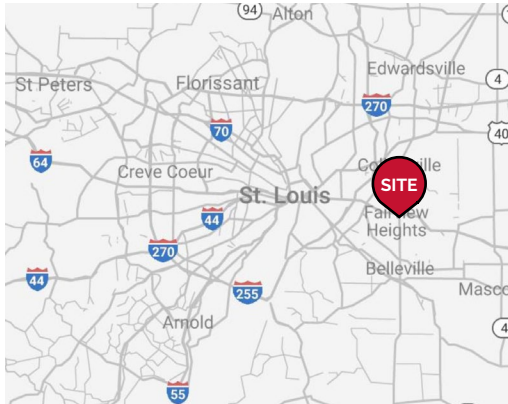


*Absolute net ground lease
investment opportunity*



2020 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

4,964 | 34,047 | 118,684



Employees

6,120 | 19,689 | 49,980



Median Household Income

\$60,200 | \$69,790 | \$63,112



INVESTMENT SALE

6599 North Illinois Street | Fairview Heights, Illinois 62208

2,400 SF on 0.836 acre | \$2,700,000 | 5.0% cap rate

PROPERTY DETAILS

14 years remaining on a 15-year ground lease

Current NOI of \$135,000

10% rent increases every 5 years during primary term
and two 5-year options with 15% increases

Franchisee is Bell Missouri LLC, d/b/a Bell American Group,
which is the 2nd largest Taco Bell franchisee in the nation

Scott Seyfried, CCIM

314.785.7647

sseyfried@paceproperties.com

Lauren Berry, CCIM

314.785.7632

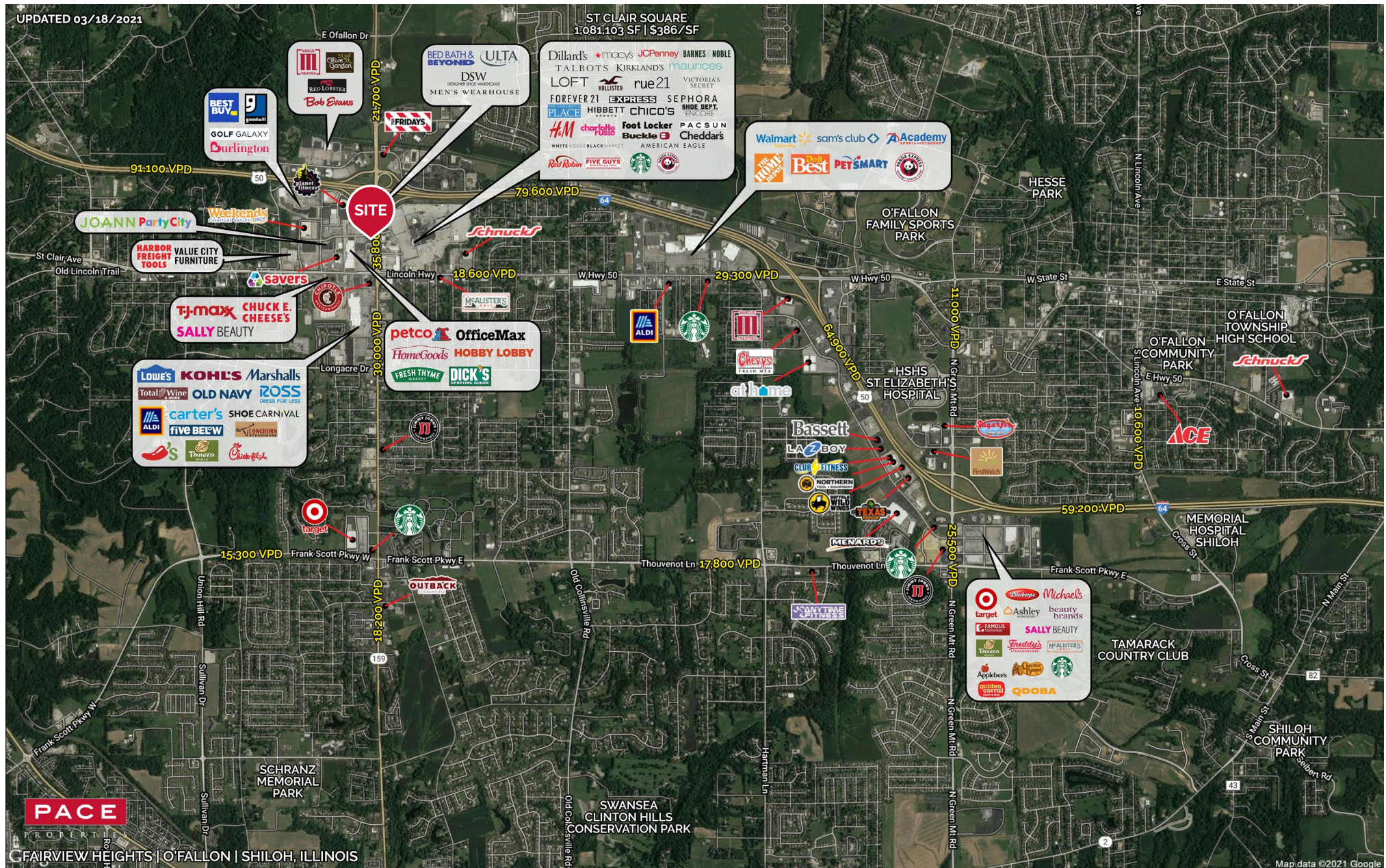
lberry@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Trade Area Aerial



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