

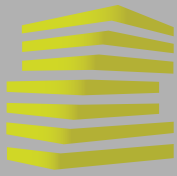
COLLINSVILLE SHOPPING CENTER FOR LEASE

601-623 BELTLINE RD

COLLINSVILLE, IL



LOCATION.
commercial real estate



COLLINSVILLE SHOPPING CENTER

NEIGHBORHOOD VIBE

SCOTT BITNEY

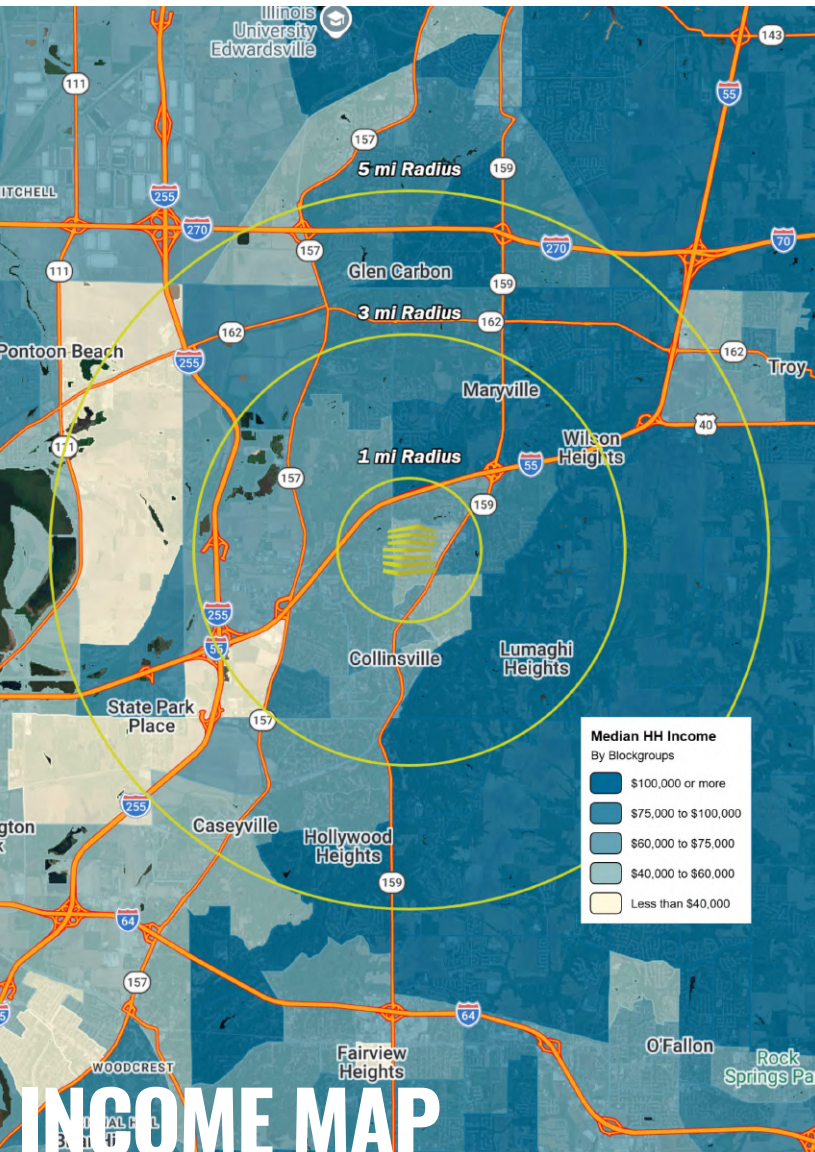
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TRADE AREA OVERVIEW

Collinsville, located in southwestern Illinois and part of the Greater St. Louis metropolitan area, is a vibrant city known for its rich history, unique attractions, and strong community spirit. Founded in 1817 and officially incorporated in 1850, Collinsville proudly carries the title of the "Horseradish Capital of the World," a nod to its extensive horseradish farming.

The city is home to the Cahokia Mounds State Historic Site, a UNESCO World Heritage Site that was once the largest urban center north of Mexico. Another distinctive landmark is the Brooks Catsup Bottle Water Tower, which is listed on the National Register of Historic Places and celebrated as the world's largest ketchup bottle.

Collinsville is also known for its exciting recreational and entertainment venues, such as the FanDuel Sportsbook and Horse Racing track. This facility not only offers thrilling horse racing but also features a state-of-the-art sports betting area, making it a popular destination for sports enthusiasts.

Additionally, the Gateway Convention Center plays a crucial role in the local economy by hosting a variety of events and conferences. The city boasts a diverse range of dining and shopping options, from local breweries and restaurants to specialty shops that showcase its cultural diversity. For those who enjoy the outdoors, there are numerous parks, golf courses, and trails to explore.

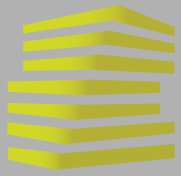
Combining a small-town feel with convenient access to St. Louis, Collinsville offers a unique blend of historical charm and modern vibrancy, making it a welcoming community with deep roots and a promising future.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	7,638	31,624	57,698
HOUSEHOLDS	3,500	14,032	24,358
EMPLOYEES	1,656	7,589	13,333
MED HH INCOME	\$64,148	\$79,415	\$87,245

AREA RETAIL | RESTAURANTS





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SITE & DETAILS

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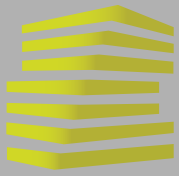
- KOHL'S ANCHORED SHOPPING CENTER
- SHADOW ANCHORED BY SCHNUCK'S
- SIGNALIZED ACCESS
- UNOBSTRUCTED VISIBILITY TO 14,000 VPD ON BELTLINE ROAD

SUITE	TENANT	SF
10	CLARKSON EYECARE	2,538
20	AVAILABLE	4,800
30	AVAILABLE	1,619
40	KATIK BEAUTY	2,535
45	AVAILABLE	4,785
50	DOLLAR TREE	12,192

Beltline Rd 14,000 (2025)

- AVAILABLE
- RETAIL/RESTAURANT
- PROPERTY LINE





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PHOTOS

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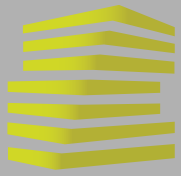
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COLLINSVILLE SHOPPING CENTER

MARKET AERIAL

SCOTT BITNEY

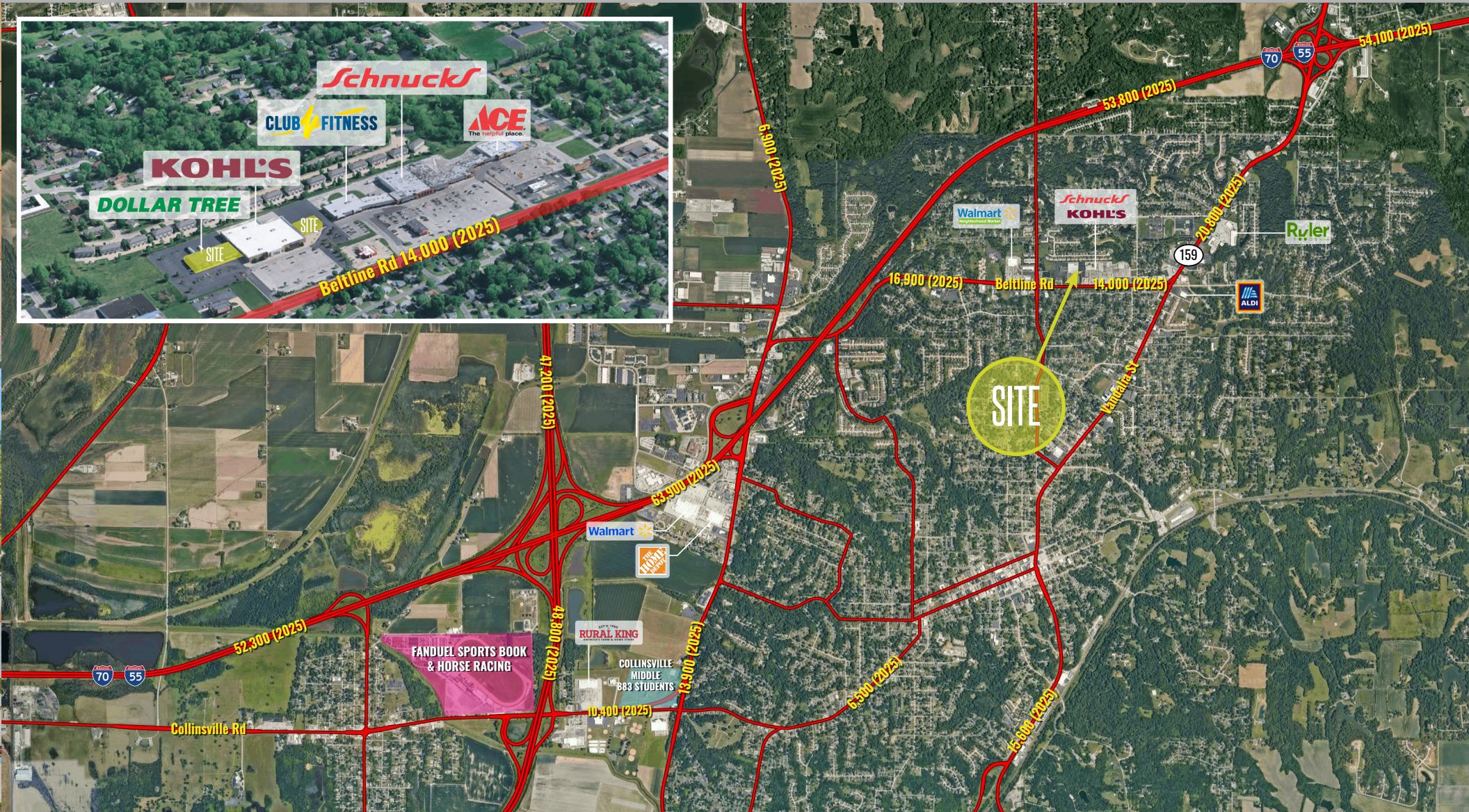
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