

MONTICELLO PLAZA

5771 Godfrey Road | Godfrey, IL 62035

PROPERTY SUMMARY

Monticello Plaza - Godfrey, IL



Core Equity Partners is pleased to introduce Monticello Plaza, a grocery anchored shopping center in Godfrey, Illinois. Godfrey is located in Madison County, just 27 miles north of St. Louis, Missouri. The center is positioned near US 67 with great signage and multiple points of ingress and egress.

The tenant base consists of a complimentary mix of local, regional and national tenants that supplies the city's consumers with a wide range of products and services including groceries, physical therapy, financial services, general goods, wireless phone services, and casual dining to meet the personal needs of local residents. Current tenants include Ruler Foods, Dollar General, Pizza Hut, Subway, Boost Mobile, Apex Physical Therapy, Factory Connection and more.

Along with the tenants at Monticello Plaza, additional traffic drivers within the corridor include NAPA Auto Parts, DQ Grill & Chill, McDonalds, Arby's and the US Post Office. In addition, Monticello Plaza is right next to the Lewis and Clark Community College which has an annual enrollment of approximately 15,000 students.

This grocery anchored shopping center is a great place for new business. A prominent location within a stable market allows Monticello Plaza the ability to continue to be an integral part of the community and will continue to serve as an invaluable shopping destination for residents and travelers alike.



PROPERTY PHOTOS



Monticello Plaza - Godfrey, IL



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Rivler
FIDS
By Kiddee

5773 5771

5767 5765 5761 5757 5755 5753 5751 5749 5745 5741 5735 5731 5729 5727 5725

AVAILABLE
5761 - 5,500 SF

AVAILABLE
5757 - 1,600 SF

AVAILABLE
5745 - 2,950 SF

AVAILABLE
5725 - 3,000 SF

DQ
Grill + Chill

Pizza Hut

AVAILABLE
5775-F - 1,600 SF

boost mobile

Edward Jones

JOE'S
MART

5775

AVAILABLE
5707 - 12,000 SF

DOLLAR GENERAL

5711

5707

5701

APEXNETWORK
PHYSICAL THERAPY

SITE PLAN

Monticello Plaza - Godfrey, IL

SPACE AVAILABLE



5707 12,000 Sq. Ft.

5757 1,600 Sq. Ft.

5725 3,000 Sq. Ft.

5761 5,500 Sq. Ft.

5745 2,950 Sq. Ft.

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LOCAL MAP

Monticello Plaza - Godfrey, IL



Contact us for more information:

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Walmart Supercenter



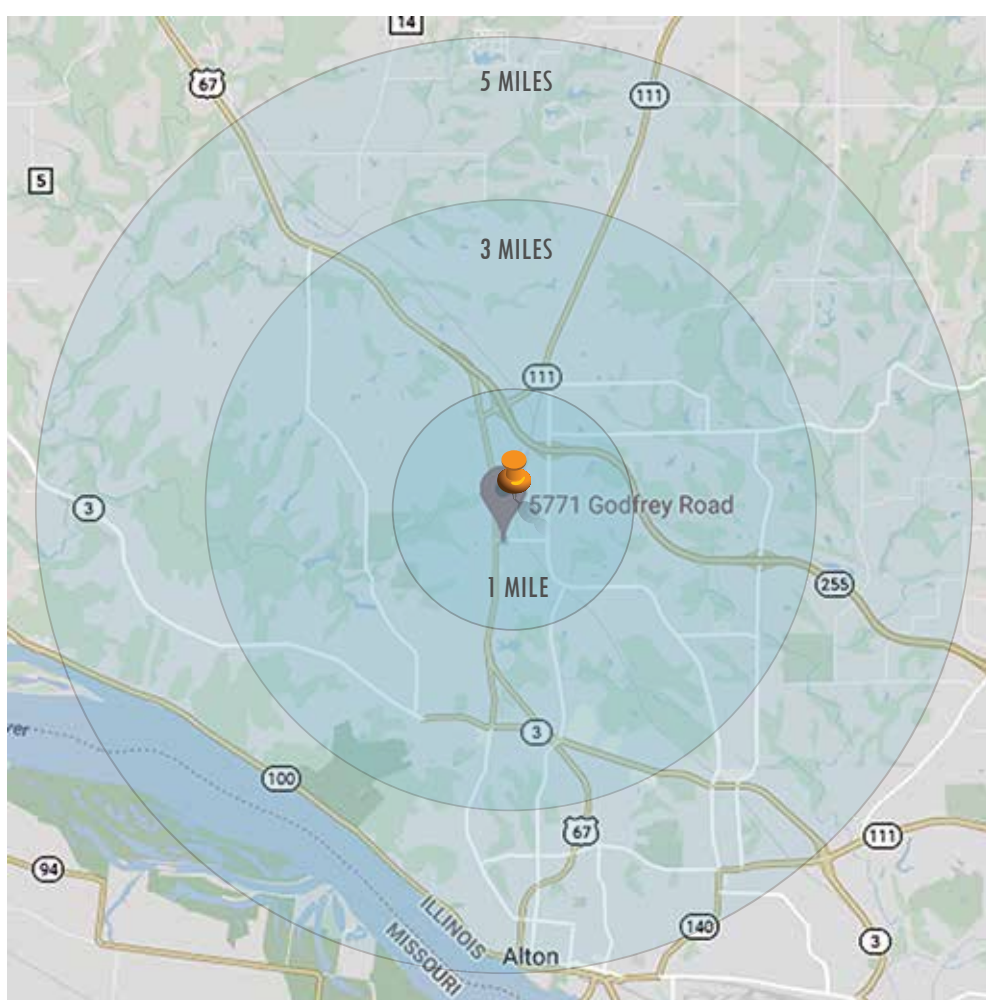
ILLINOIS
255

Lewis & Clark
Community
College

MONTICELLO PLAZA



TRADE MAP DEMOGRAPHICS



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DEMOGRAPHICS

RADIUS	1-MILE	3-MILES	5-MILES
Population			
2022 Projection	4,784	9,524	10,169
2017 Estimate	4,884	9,730	10,394
2010 Census	5,104	10,192	10,908
Growth 2017-2022	-2.05%	-2.12%	-2.16%
Growth 2010-2017	-4.31%	-4.53%	-4.71%
2017 Population by Hispanic Origin			
2017 Population	80	129	135
White	4,767	9,521	10,177
Black	37	56	57
Am. Indian & Alaskan	18	25	26
Asian	18	37	38
Hawaiian & Pacific Island	1	2	2
Other	44	89	95
U.S. Armed Forces	0	0	0
Households			
2022 Projection	2,061	4,091	4,353
2017 Estimate	2,104	4,180	4,451
2010 Census	2,191	4,368	4,661
Growth 2017-2022	-2.04%	-2.13%	-2.20%
Growth 2010-2017	-3.97%	-4.30%	-4.51%
Owner Occupied	1,405	2,894	3,120
Renter Occupied	700	1,286	1,330
2017 Households by HH Income			
Income: <\$25,000	635	1,323	1,380
Income: \$25,000-\$50,000	509	1,062	1,120
Income: \$50,000-\$75,000	505	865	915
Income: \$75,000-\$100,000	152	336	363
Income: \$100,000-\$125,000	152	300	344
Income: \$125,000-\$150,000	76	140	155
Income: \$150,000-\$200,000	54	88	98
Income: \$200,000+	21	66	75
2017 Avg. Household Income	\$55,086	\$54,687	\$55,868
2017 Med. Household Income	\$44,072	\$42,361	\$43,170



Contact us today for more information about
MONTICELLO PLAZA or other properties.

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