



2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

3,244 | 24,308 | 55,576



Daytime Population

1,739 | 13,598 | 39,744



Median Household Income

\$55,830 | \$64,233 | \$65,163



RETAIL FOR SALE OR LEASE

4192 IL-162 | Pontoon Beach, Illinois 62040

2,237 SF on 0.95 Acres | Call for Details

PROPERTY DETAILS

Former car wash

At intersection of IL-162 and IL-111

Zoned Commercial (Retail)

Built in 2004

Ashley Krekovich

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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



Survey

This survey prepared, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

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1 TITLE DESCRIPTION

PANEL 1:
LOTS 1 AND 2 IN RESECTION OF PART OF TRACT C.W.C.F. STELZEL'S SUBDIVISION, A RESECTION OF PART OF TRACT C.W.C.F. STELZEL'S SUBDIVISION, SAME AS SHOWN IN PLAT BOOK 318, MORE PARTICULARLY BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREON RECORDED IN PLAT BOOK 318, EXCEPT THE COAL, GAS AND OTHER MINERALS AS MAY HAVE BEEN HERETOFORE EXCEPTED, RESERVED OR CONVEYED, SITUATED IN MADISON COUNTY, ILLINOIS.

PANEL 2:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SHOWN IN THE AFORESAID PLAT OF SUBDIVISION.

The land shown in this survey is the same as that described in FIRST AMERICAN Title Insurance Company, Commitment No. NC5-185001-19K1, Dated 11/02/2022.

14 BUILDING AREA

2,201.5 SF.

15 BUILDING HEIGHT

12 ft.

13 LAND AREA

41,546.50 SQ. FT.
0.95 ACRES

16 VICINITY MAP

SCALE: 1" = 40'

2 TITLE INFORMATION

The Title Description and Schedule B items herein are from FIRST AMERICAN Title Insurance Company, Commitment No. NC5-185001-19K1, Dated 11/02/2022.

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

- EASEMENTS AS SHOWN ON THE PLAT OF SAID RESECTION OF PART OF TRACT C.W.C.F. STELZEL'S SUBDIVISION RECORDED IN PLAT BOOK 318, PAGE 281.
- 35 FOOT WIDE SANITARY SEWER EASEMENT RUNNING NORTHWESTERLY FROM THE SOUTHWEST LINE.
- 35 FOOT WIDE INGRESS/EGRESS EASEMENT ALONG THE SOUTH LINE AND PARTIALLY RUNNING THROUGH THE LAND, LIES ON SUBJECT PROPERTY AS SHOWN.
- BUILDING LINES AS SHOWN ON THE PLAT OF SAID RESECTION OF PART OF TRACT C.W.C.F. STELZEL'S SUBDIVISION RECORDED IN PLAT BOOK 318, PAGE 281.
- 75 FEET ALONG THE NORTHWEST LINE, NORTHWEST 1/4 (NE) AND EAST LINE.
- 80 FEET ALONG THE SOUTHWEST LINE.
- AGREEMENT REGARDING FLOOD RECORDED JUNE 28, 2011 AS DOCUMENT NO. 201102006-ASSIGNMENT AND ASSURANCE AGREEMENT MADE BY AND BETWEEN CHARLES K. PATTERSON AND TRACY L. PATTERSON AND CLEVELAND EXPRESS, INC. RECORDED JUNE 28, 2011 AS DOCUMENT NO. 201102007-ASSIGNMENT AGREEMENT TO RENT, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 201102008-ASSIGNMENT AGREEMENT TO RENT, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 201102009-ASSIGNMENT AGREEMENT TO RENT, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 201102010-ASSIGNMENT AGREEMENT TO RENT, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 201102011-ASSIGNMENT AGREEMENT TO RENT, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 201102012-ASSIGNMENT AGREEMENT TO RENT, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 201102013-ASSIGNMENT AGREEMENT TO RENT, L.L.C. 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