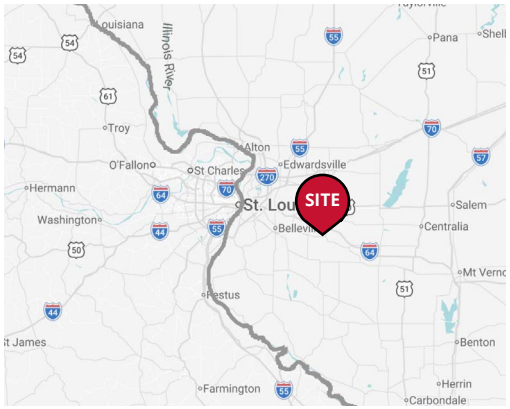
PACE

PROPERTIES





RETAIL FOR SALE OR LEASE

806 West Main Street | Mascoutah, Illinois 62258

1,857 SF on 0.48 Acres | Sale Price or Lease Rate: Call for Details

2026 DEMOGRAPHICS

3 Mile | 5 Miles | 10 Miles

Population
8,894 | 14,990 | 101,784

Daytime Population
4,925 | 8,367 | 68,041

Median Household Income
$108,780 | $109,982 | $96,933

PROPERTY DETAILS

Free-standing 2nd generation restaurant opportunity

Large pylon sign with ample parking

Conveniently located approximately 10 minutes from Scott Air Force Base

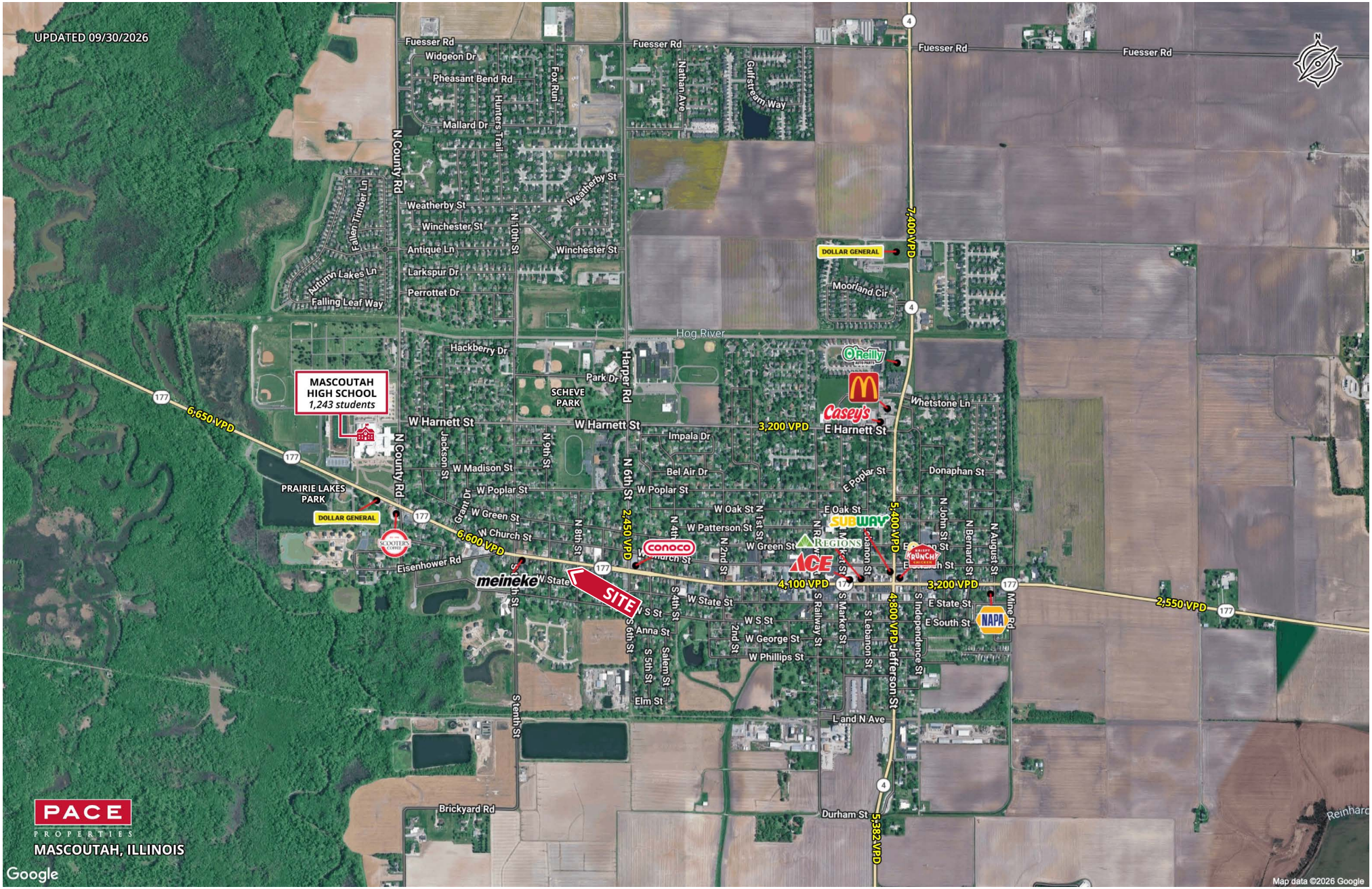
Situated along West Main Street in established Mascoutah commercial corridor

West Main Street - 6,600 VPD

Ashley Krekovich
314.785.7613
akrekovich@paceproperties.com

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Trade Area Aerial



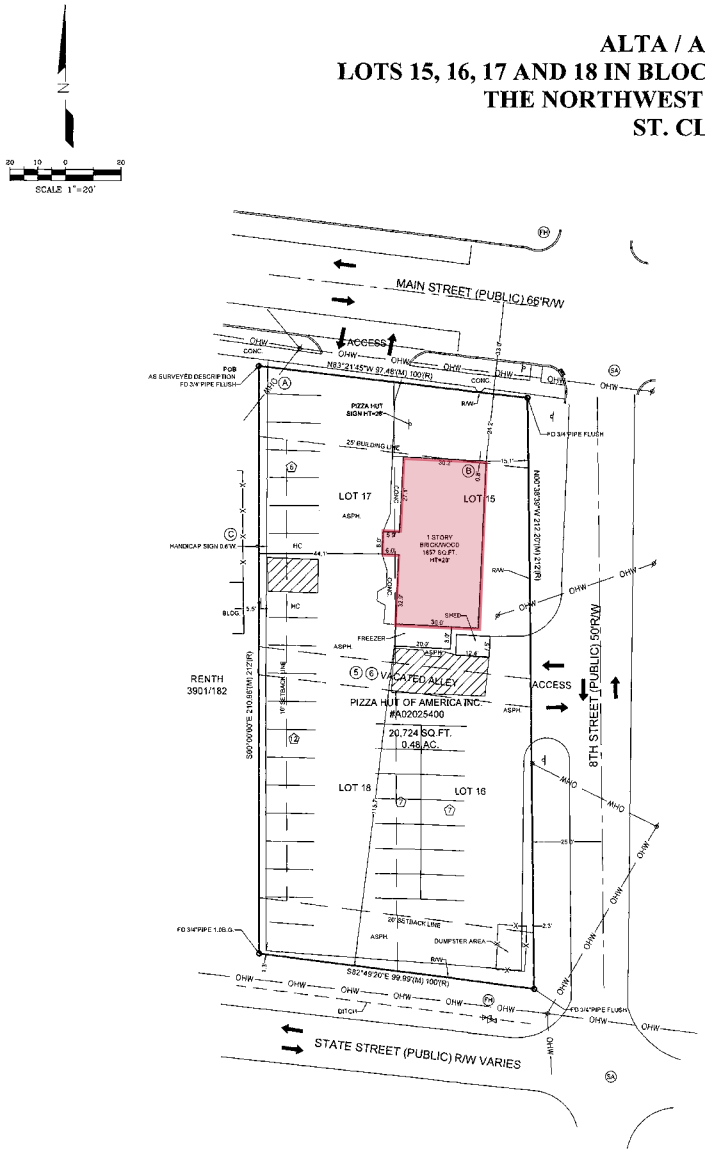
PACEPROPERTIES.COM | 314.968.9898
1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

A MEMBER OF CHAIN LINKS RETAIL ADVISORS

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Survey

ALTA / ACSM LAND TITLE SURVEY
LOTS 15, 16, 17 AND 18 IN BLOCK 2 OF LEIBROCK'S ADDITION TO MASCOUTAH
THE NORTHWEST QUARTER OF SECTION 31 T1N, R6W
ST. CLAIR COUNTY, ILLINOIS



DESCRIPTION

Lots 15, 16, 17 and 18 in Block 2 of "Leibrock's Addition to Mascoutah"; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Book of Deeds "G-2" on page 391.

Also,

That part of an alley 12 feet in width lying adjacent to and North of Lots 16 and 18 and South of and adjacent to Lots15 and 17 in Block 2 of "Leibrock's Addition to Mascoutah"; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Book of Deeds "G-2" on page 391, vacated by Ordinance No. 665, City Council of the City of Mascoutah, passed February 2, 1976 and recorded February 6, 1976 in Book 2394 page 41, St. Clair County, Illinois records.

AS SURVEYED DESCRIPTION:

Lots 15, 16, 17 and 18 and a part of a vacated alley in Block 2 of "Leibrock's Addition to Mascoutah"; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Book of Deeds "G-2" on page 391. Described as follows.

Beginning at the Northwest corner of said Lot 17; thence S 00°00'00" E along the west lines od Lots 17 and 18 a distance of 210.95 feet to the Southwest corner of Lot 18; thence S 82°49'20" E 99.99 feet to the Southeast corner of Lot 16; thence N 00°38'00" W 212.20 feet to the Northeast corner of Lot 15; thence N 83°21'45" W 97.46 feet to the point of beginning.

The property described and shown hereon is the same property described in Chicago Title Insurance Company Title Commitment No. Z1109730KJV dated June 24, 2011.

Situated in the County of St. Clair and State of Illinois.

CERTIFICATION

To: Realty Income Properties 13, LLC, a Delaware limited liability company, Chicago Title Insurance Company, Pizza Hut of America Inc., Realty Income Corporation, a Maryland corporation, Fidelity National Title Insurance Company and Realty Income Illinois Properties 4, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on July 13, 2011.

Date of Plat or Map: July 15, 2011

By:
Name: Michael D. Arena
Registered Professional Land Surveyor No. 2691
Date: July 15, 2011

PROFESSIONAL LAND SURVEYOR — MICHAEL D. ARENA — 2691 — BEDFORD IN — STATE OF ILLINOIS

EASEMENT NOTES:

PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT Z1109730 KJV, DATED JUNE 24, 2011.

5. Rights of the municipality, the State of Illinois, the public and adjoining owners in and to vacated alley. AS SHOWN HEREON

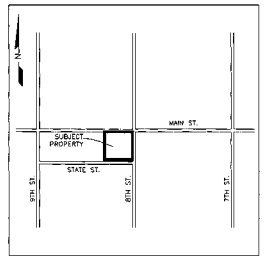
6. Rights of the public and quasi-public utilities, if any, in said vacated alley for maintenance therein of poles, conduits, sewers and other facilities. AS SHOWN HEREON

ENCROACHMENT NOTES:

A. OVERHEAD WIRE WITHOUT EASEMENT AT NW COR

B. BUILDING OVER N. SETBACK

C. HANDICAP SIGN OVER W. LINE



LOCATION MAP
NOT TO SCALE

LEGEND:

YARD LIGHT	FENCE	FD AXEL
LIGHT POLE	GUARDRAIL	FD BRASS DISK
SIGNAL POLE	OVERHEAD WIRES	FD CUT CIR. SPOKE
UTILITY POLE	UNDER ELEC	FD CHISELED X
GUY WIRE	GAS LINE	SET CHISELED X
CATCH BASIN	SAN SEWER LINE	SET DRILL HOLE
CURB INLET	STORM SEWER LINE	FD HARRISON MON
ELECTRIC MH	UNDER TELEPHONE	SET HARRISON MON
MANHOLE	EXISTING WATER LINE	SET HUB/TACK
PHONE MH	CHILLED WATER LINE	FD REBAR
SANITARY MH	SIGN	SET REBAR
SIGNAL MH	R.O.W. MON	FD MAG NAIL
STEAM MH	MONITORING WELL	SET MAG NAIL
STORM MH	BOLLARD	FD NAIL
WATER MH	BORE HOLE	SET NAIL
ELEC. METER	DOWNSPOUT	FD PIPE
GAS METER	GATE POST	FD RR SPIKE
GAS VALVE	POLE	SET RR SPIKE
WATER VALVE	PARKING METER	FD STONE
FIRE HYDRANT	SPIGOT	RECORDED B&D
SPR. HOOK-UP	T-POST	MEASURED B&D
SPRINKLER	WOOD POST	CALCULATED B&D
	PARKING SPACES	PROVISIONAL DIST.
	TRANSFORMER	A.G. ABOVE GROUND
	ELEC. VAULT	B.G. BELOW GROUND
	PHONE VAULT	
	STEAM VAULT	CONIF. TREE
	VALVE VAULT	DECID. TREE
	AC UNIT	SHRUB
	PHONE BOOTH	
	BIRD FEEDER	PHONE RISER-BOX
	MAILBOX	TV RISER-BOX
	PROP. SIGN	ELEC. RISER-BOX
	PARKING BLOCK	GAS RISER-BOX

NOTES:

1. PROPERTY IS LOCATED IN FLOOD ZONE X PER COMMUNITY NUMBER 170612 DATED NOVEMBER 3, 2010
2. PROPERTY IS ZONED GC - GENERAL COMMERCIAL. CURRENT USE AS A RESTAURANT IS ALLOWED.
3. SETBACKS PER CITY OF MASCOUTAH ZONING OFFICE
FRONT = 25'
SIDE = 0 OR 10' WHEN ADJOINING RESIDENTIAL AREA
REAR = 20'
MAX BUILDING HEIGHT = 2.5 STORIES OR 35'
PARKING: 1 SPACE PER 100 SQ FT BUILDING AREA. 24 SPACES ON SITE (2 OF WHICH ARE HANDICAP)
4. FIELD WORK PERFORMED ON JULY 13, 2011.
5. ALL SIX REBAR SET ARE SET AS NOTED, OR AS UNABLE TO SET DUE TO OBSTRUCTIONS AS NOTED ON THE SURVEY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THERE IS NO VISIBLE EVIDENCE OF PROPOSED STREET RIGHT OF WAY CHANGES. R.O.W. IS SHOWN PER CURRENT DEED AND TITLE INFORMATION.
8. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
9. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
10. ACCESS IS PROVIDED BY MAIN STREET AND 8TH STREET.
11. THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.
12. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESCRIBED IN THE TITLE COMMITMENT.
13. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +.01' / 10000'.
14. THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THE MOST RECENT RECORDED INSTRUMENTS OF RECORD.
15. EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN THOSE PARCELS.
16. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED. WE HAVE NOT PERFORMED ANY DELINEATION OF ANY WETLANDS AREAS LOCATED ON THE SUBJECT PROPERTY.

"ALTA/ACSM LAND TITLE SURVEY"
PREPARED FOR:

THE MATTHEWS COMPANY Inc.
National ALTA Survey Management

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714) 641-2840
www.thematthewscompany.com

MARK	DATE	REVISION	BY	APV'D
	8-15-11	EDITED PER COMMENTS	RS	

Bldg ID 6972 Locate ID
Index PRINT Y N ML Y N
Replace Insert Delete
Initials MEB

Bledsoe Riggert Guerrettaz
LAND SURVEYING
1351 West Tapp Road
Bloomington, Indiana 47403
P: 812-336-8277
F: 812-336-0817
BRG Project No. 72094

SURVEY #2979
PIZZA HUT STORE #4931
806 WEST MAIN ST.
MASCOUTAH, IL

PIZZA HUT OF AMERICA INC.

806 West Main Street
Mascoutah, IL

SCALE: 1" = 20'	CHKD./APV'D:
DATE: JULY 15, 2011	APPROVED:
DWN. BY: G.S.K.	PLT. NO. 428063
CHK'D.BY: B.E.B.	

J.N.: 36989

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