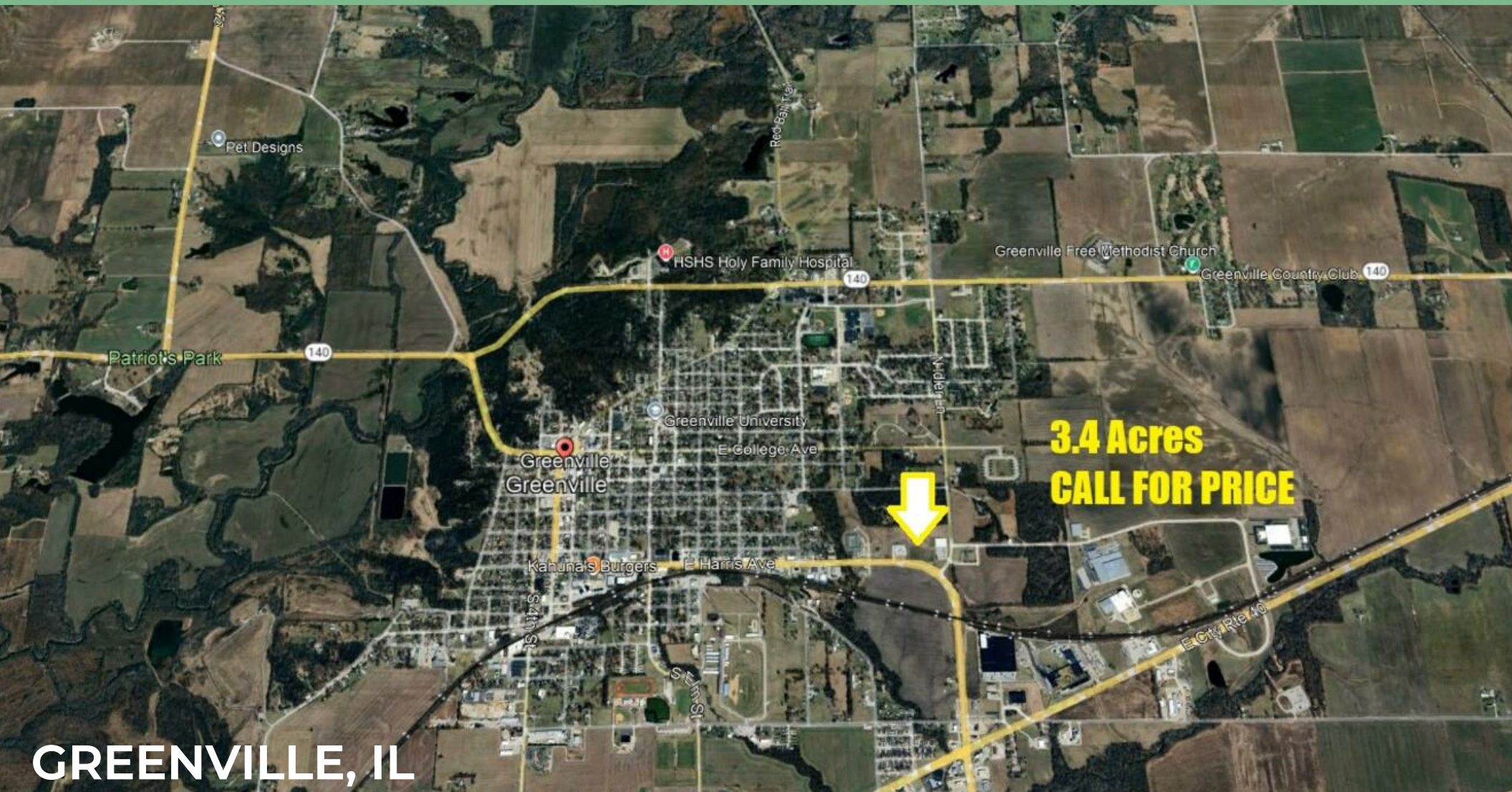


## OFFERING MEMORANDUM



# GREENVILLE, IL

IL RT 127  
GREENVILLE, IL 62246



### Westmore Group, Inc.

15455 Conway Road, Suite 205

Chesterfield, MO 63017

Office: 636-534-5900

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### David Elkan

Broker

Phone: 636-534-5900

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License #: 2006016265

### Daniel Elkan

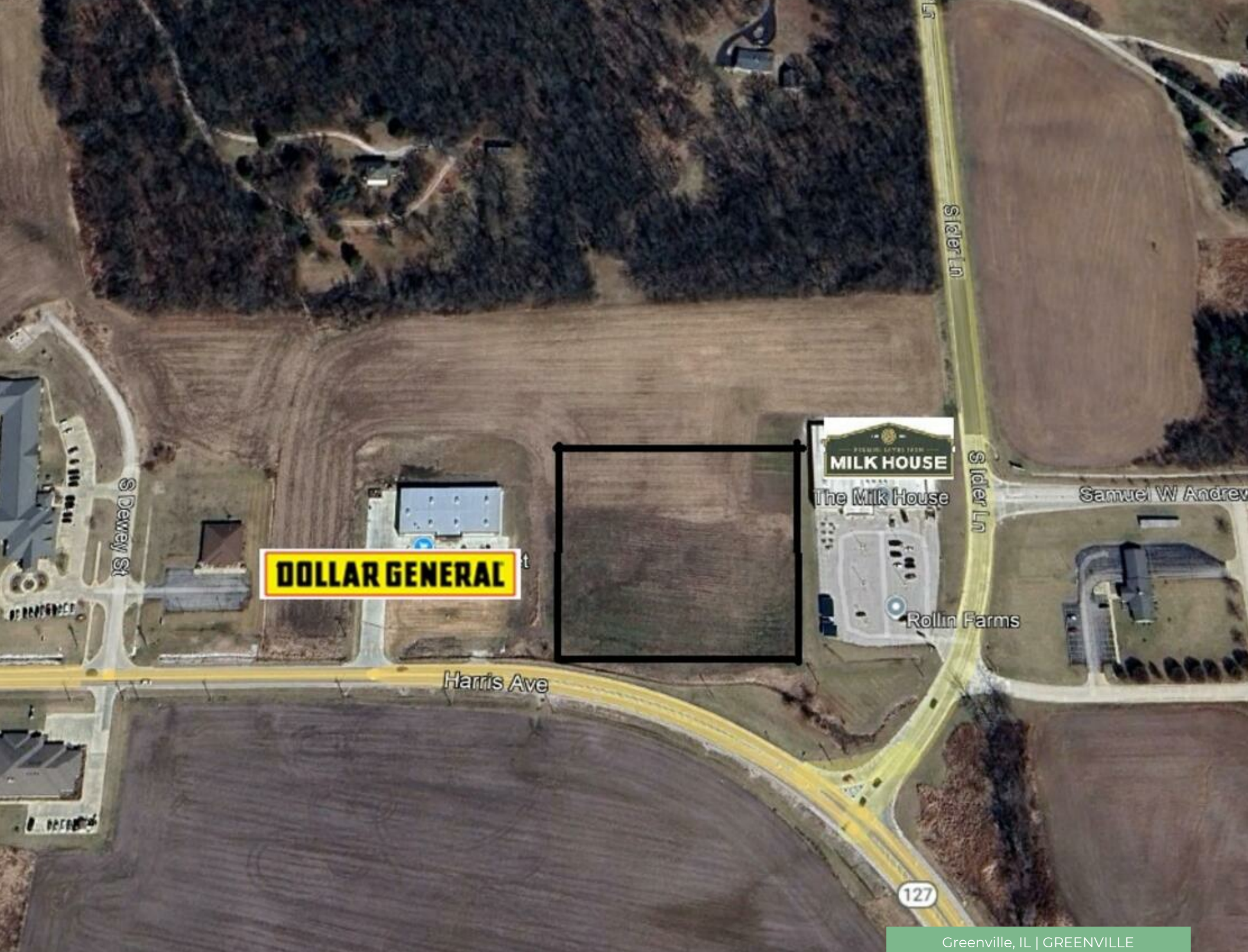
Broker

Direct: 636-534-5900

[daniel@westmoregroup.com](mailto:daniel@westmoregroup.com)

License #: 471012536





**DOLLAR GENERAL**

**MILK HOUSE**

The Milk House

Rollin Farms

Samuel W Andrew

Harris Ave

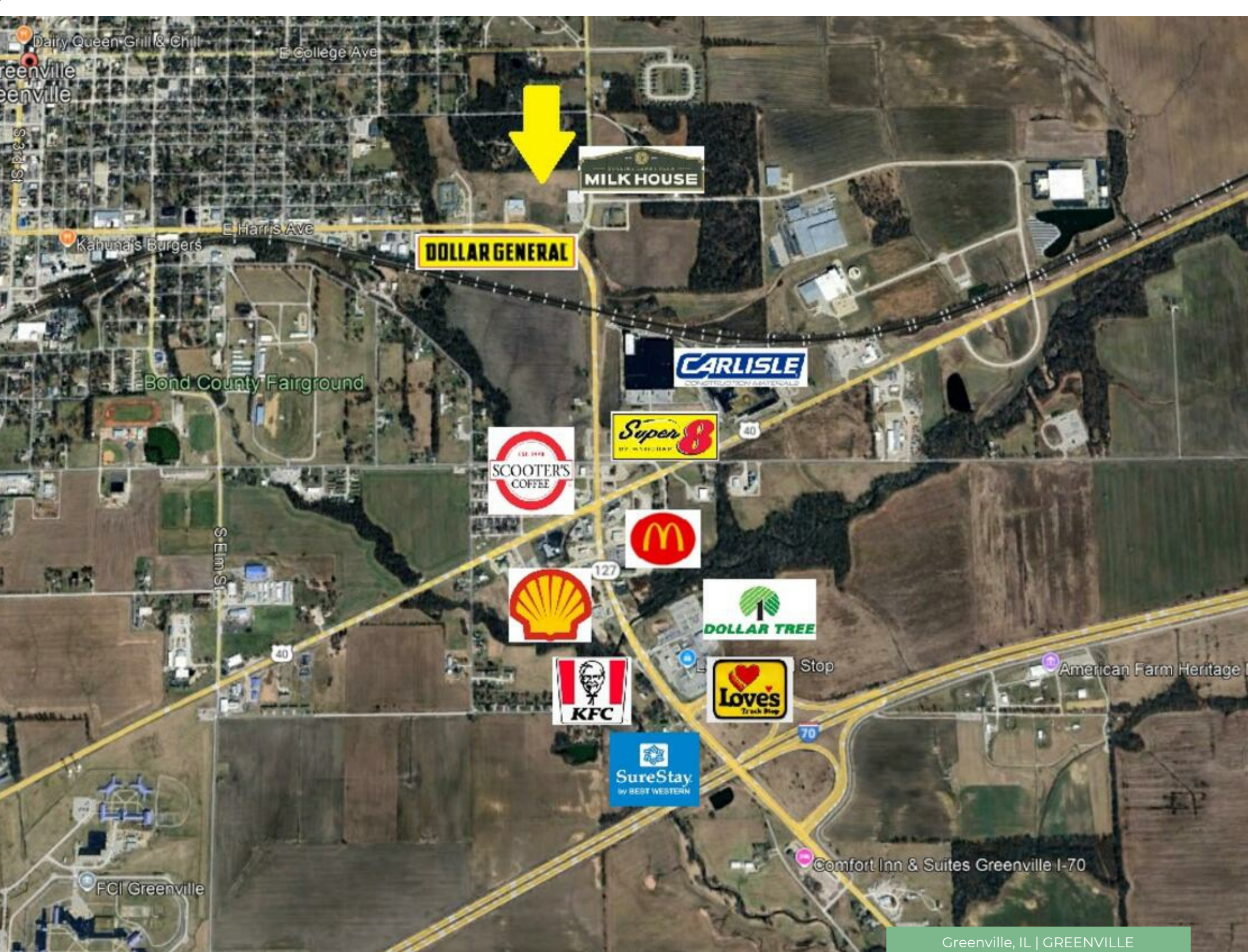
S Elder Ln

S Elder Ln

S Dewey St

127

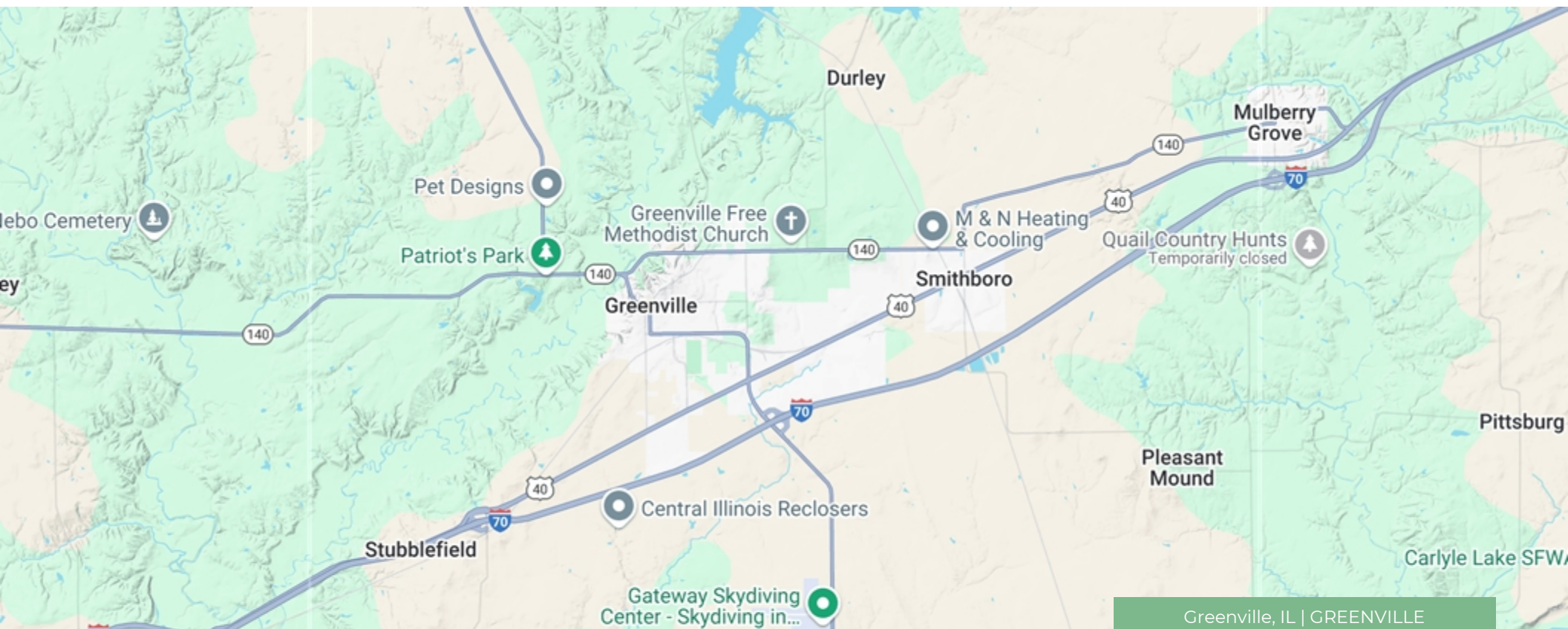






## INVESTMENT HIGHLIGHTS

- Greenville, IL offers an investor or developer the opportunity to own property on IL Rt 127 which is the main throughfare into town. The 3.4 acre site is ideal for several uses and is positioned nicely between a brand new Dollar General Market Store and the Milk House Dairy Outlet. The site is zoned commercial and could be used for anything that conforms to this zoning category. With the flexibility to use a portion or all of the acreage, an investor will be able to have the ability to customize the site as needed.
- Property is strategically located in the Greenville, IL MSA with direct frontage on IL Rt 127.
- High-performing intersection with excellent visibility.
- Mix of national and local tenants.
- Signage opportunities visible along a high-traffic street that is a hub for local and national chain restaurants.



## LOCATION HIGHLIGHTS

- Excellent Visibility from Il Rt 127 Greenville, Il 62246 and Surrounding Businesses.
- Located on Il Rt 127 Greenville, Il 62246, a major thoroughfare and premier location in the submarket.
- Located in a busy retail area, surrounded by national retail brands including: Dollar General and many others.
- Major local employers include: Greenville University, FCI Greenville Federal Prison, HSHS Holy Family Hospital (formerly Utlaut Memorial Hospital), Greenville Public Library, DeMoulin Brothers (band uniforms), Nevco Scoreboard (scoreboards), and various companies in the Alan E. Gaffner Industrial Park, such as Essendant (a subsidiary of Staple) .
- Dominant retail corridor.
- University town with large student population.

### 3 MILE RADIUS



POPULATION  
7,384



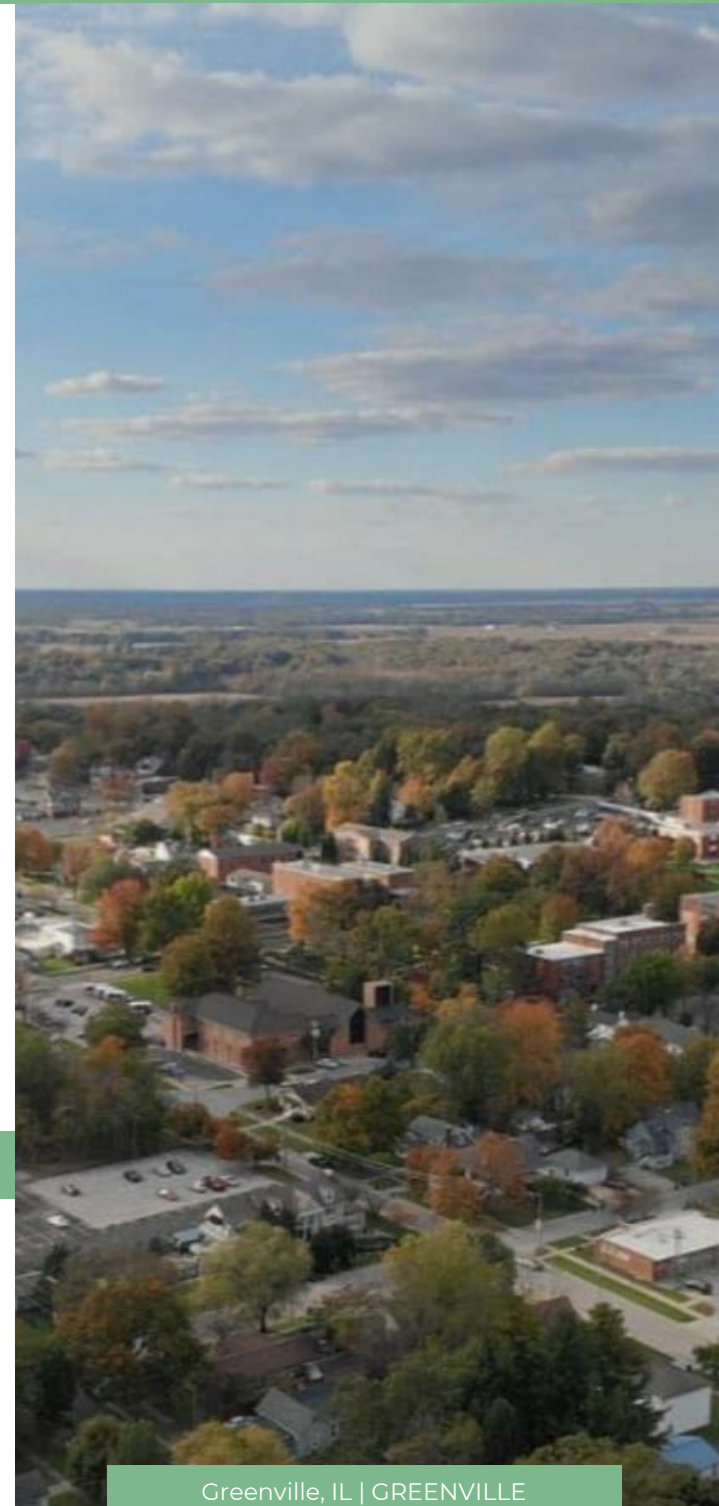
DAYTIME POPULATION  
8,485



HOUSEHOLDS  
2,398



AVG. HOUSEHOLD INCOME  
\$ 73,146



Greenville, IL | GREENVILLE







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[illegible]

# DEMOGRAPHICS

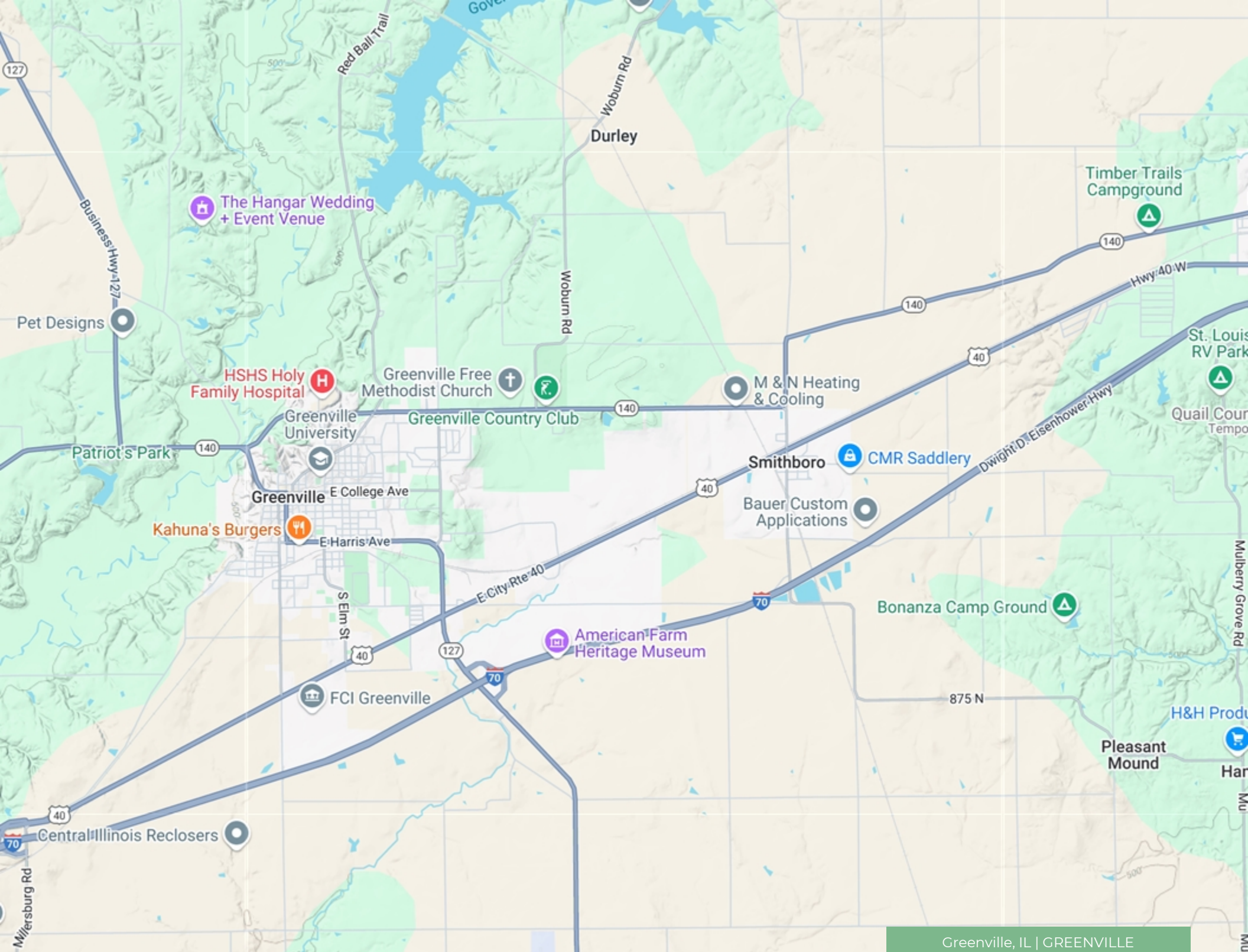
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	49	7,876	9,466
2010 Population	71	7,897	9,596
2024 Population	62	7,384	8,895
2029 Population	60	7,245	8,713
2024-2029 Growth Rate	-0.65 %	-0.38 %	-0.41 %
2024 Daytime Population	245	8,485	9,480

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	3	343	398
\$15000-24999	3	207	251
\$25000-34999	1	168	196
\$35000-49999	5	370	480
\$50000-74999	5	419	540
\$75000-99999	4	279	375
\$100000-149999	5	411	566
\$150000-199999	4	135	195
\$200000 or greater	2	66	105
Median HH Income	\$ 68,479	\$ 54,881	\$ 58,310
Average HH Income	\$ 92,189	\$ 73,146	\$ 77,634

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	23	2,343	3,003
2010 Total Households	29	2,491	3,214
2024 Total Households	31	2,398	3,106
2029 Total Households	31	2,402	3,111
2024 Average Household Size	1.77	2.19	2.18
2024 Owner Occupied Housing	23	1,582	2,167
2029 Owner Occupied Housing	23	1,630	2,223
2024 Renter Occupied Housing	8	816	939
2029 Renter Occupied Housing	8	773	888
2024 Vacant Housing	5	328	392
2024 Total Housing	36	2,726	3,498









## ABOUT GREENVILLE

Greenville is a city in Bond County, Illinois, United States, 51 miles (82 km) east of St. Louis. The population as of the 2020 census was 7,083, up from 7,000 at the 2010 census.



CITY OF GREENVILLE

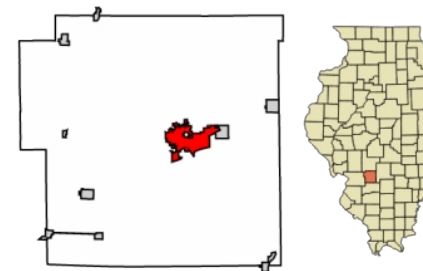
COUNTY

## BOND

AREA	POPULATION
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## POPULATION

CITY	6.3 SQ MI	POPULATION	7,083
LAND	6.3 SQ MI	DENSITY	1,122.68 SQ MI
ELEVATION	500 FT		





## CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from WESTMORE GROUP, INC. and it should not be made available to any other person or entity without the written consent of WESTMORE GROUP, INC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to WESTMORE GROUP, INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. WESTMORE GROUP, INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, WESTMORE GROUP, INC. has not verified, and will not verify, any of the information contained herein, nor has WESTMORE GROUP, INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE WESTMORE GROUP, INC. ADVISOR FOR MORE DETAILS.**

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GREENVILLE, IL 62246



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