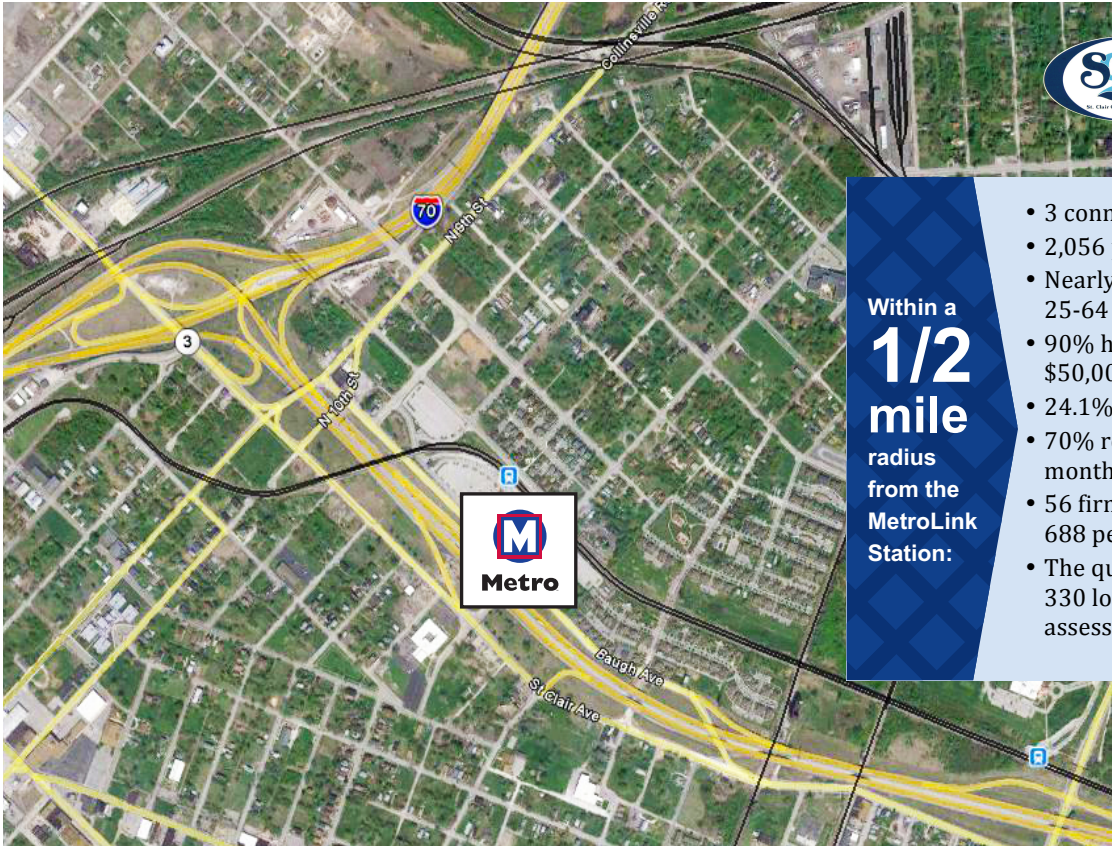




# Emerson Park Station

Work. Play. Everyday. Take Transit to go your way.



Within a **1/2 mile** radius from the MetroLink Station:

- 3 connecting MetroBus routes
- 2,056 population
- Nearly 45% between the ages of 25-64
- 90% household income less than \$50,000
- 24.1% below the poverty level
- 70% rentals less than \$500 per month
- 56 firms and agencies employing 688 people
- The quarter-mile station area covers 330 lots on 31 blocks, with a total assessed value of \$2,879,228.



**880**

Daily MetroLink boardings



Parking spaces at the station

**816**

The Emerson Park Station is located near the intersection of North 15<sup>th</sup> Street and Bowman Avenue in East Saint Louis, Illinois. The surrounding neighborhood consists largely of one- to two-story single-family homes and low-density, two-story apartments. A mixed office/retail building near the station is one of the first commercial properties to develop in the area. A new senior housing development containing approximately 76 units, community space, and ground-floor retail is currently under construction.

There is a substantial amount of vacant land within the quarter-mile station area, totaling approximately 45 acres. Metro's three Park-Ride Lots, containing 816 parking space, accounts for nearly 14 acres of that total, though some of that

land is occupied by the MetroLink right-of-way. Metro may have an interest in pursuing joint development on these properties, and many of the other vacant lots are also owned by public entities.

*There are three Park-Ride Lots surrounding the MetroLink Station, totaling 14 acres and containing 816 parking spaces.*

**Ground Lease or Air Rights opportunities available.**

**[Station is in an area that is eligible for New Markets Tax Credits \(NMTCs\)](#)**



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