



Three Things on Route 3 (3 on 3)

Highlights of the economic impact of Illinois Route 3, the backbone of a 60-mile-long corridor in southwestern Illinois that runs parallel to the Mississippi River and Interstate 255.



| 1) Accessible and Highly Skilled Workforce | 2) Optimized for Manufacturing & Logistics | 3) Economically Impactful and Successful Business Climate |
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| <p>The Illinois Route 3 corridor draws in employees from three states and more than 1,000 ZIP codes.</p> <p>MAJOR TAKEAWAY: The workforce within this market has the depth, volume, and accessibility companies need to thrive. The corridor has great jobs and businesses with diverse workers from all different regions. Route 3 attracts commuters who are technically skilled and interested in good industry jobs.</p> | <p>This region has a deep industrial history which provides a large inventory of existing buildings and sites with heavy infrastructure already in place (power, water, rail, roads) reducing location costs for manufacturers.</p> <p>MAJOR TAKEAWAY: This region can provide a lower cost barrier to entry for a similar facility versus a new location without existing infrastructure in place. This area has heavy industrial assets from previous companies and building uses that make redevelopment easier for emerging to medium size businesses. Set-up costs are lower if the infrastructure is already in place.</p> | <p>The 60-Mile Illinois Route 3 corridor spans across 19 ZIP codes with 6,170 businesses, 76,715 employees, and 198,004 residents.</p> <p>MAJOR TAKEAWAY: The Illinois Route 3 corridor is a significant business hub with regional depth in a successful market. New businesses entering the market can be assured they are entering a market that has a high concentration of successful businesses (indicating a less-risky, time-proven market). Capital investments hold value in this region, which allows a good return on your investment.</p> |
| <p>The top two industries on the Illinois Route 3 corridor are manufacturing and warehousing with more than 22,000 employed, while the top two industries in both the St. Louis MSA and the entire U.S. are Health Care/Social Assistance and Retail Trade.</p> <p>MAJOR TAKEAWAY: This heavy concentration provides a regional competitive advantage (skills, expertise, access to labor). If you are relocating to the St. Louis region and are a heavy industry user, this corridor offers many competitive advantages.</p> | <p>The Illinois Route 3 corridor has multiple inputs, outputs, and transloading options available from and between barge, rail, road and air.</p> <p>MAJOR TAKEAWAY: This region is packed with multimodal opportunities. Anything you want to transport or get delivered can get to its delivery location quickly and easily. (First Mile, Last Mile) Close proximity to rail, road, air and barge provides cost savings and a competitive advantage - five minutes from most locations. The area also provides easy interchangeability (if you have any cross-docking or multimodal requirements). ONE LOCATION GLOBAL ACCESS.</p> | <p>The Illinois Route 3 corridor has a heavy concentration of industry with 100 companies, 1,269 workers, and 366 manufacturing/warehouse workers per mile.</p> <p>MAJOR TAKEAWAY: The Route 3 corridor has a heavy concentration of industrial business and a deep workforce. This is an employment center that attracts workers and specifically attracts skilled heavy industrial workers. From an operating business view, being in an area with heavy concentration of similar companies will give you a competitive advantage with fewer business interruptions (easier to fill vacancies, easier to source new employees, ability to attract suppliers, and many suppliers already located within or close to the market).</p> |
| <p>The Illinois Route 3 corridor has more than 366 manufacturing and warehouse workers per mile.</p> <p>MAJOR TAKEAWAY: This highlights the heavy concentration and depth of the workforce. This is an employment center that attracts skilled heavy industrial workers. If you locate your business here, the high concentration will provide an easier time finding the manufacturing and warehouse workers you need versus going to a non-concentrated area.</p> | <p>The top industries in this corridor are focused on heavy industry. The #1 ranked industry for the corridor based on revenue and jobs is manufacturing and the #2 industry is warehousing/distribution.</p> <p>MAJOR TAKEAWAY: These are the industries that drive the local economy, and there is a regional concentration for a reason. This is a heavy industry corridor. From an operating business point of view, being in an area with similar companies can give you a competitive advantage on the operations side (fewer business interruptions: easier to fill vacancies, easier to source new employees and attract suppliers).</p> | <p>221,881 total jobs (direct and indirect) are tied to the Illinois Route 3 corridor and more than \$16 Billion in revenue is generated annually.</p> <p>MAJOR TAKEAWAY: The Route 3 corridor is an active business market, and if you are a company, you can easily supply other businesses and sell to other businesses. Because of the business impact, there is spinoff and opportunities that are created and can increase sales for companies. The number of jobs that are created in this area will be great from that business-to-business view for suppliers, workforce development, and real estate development.</p> |
| <p>The Illinois Route 3 corridor has more than 20 types of manufacturing industries with a location quotient of 1.26 or more indicating a regional concentration (with ranges from 1.26 to 4.21).</p> <p>MAJOR TAKEAWAY: This market has regional depth within manufacturing. The region is over four times more concentrated in Animal Food Manufacturing than the national average and is two times the national average for Basic Chemical Manufacturing.</p> | <p>This region is primed and ready to work with heavy industry companies with a favorable business climate including enterprise zones, foreign trade zones, investment tax credits, and no personal property tax.</p> <p>MAJOR TAKEAWAY: Favorable tax environment to capital intensive businesses. Favorable economic development frameworks and programs that support heavy industry and manufacturing and global businesses.</p> | <p>The Illinois Route 3 corridor has a combined direct and indirect impact of \$163 million dollars of earnings per mile.</p> <p>MAJOR TAKEAWAY: The combined earnings created by the Illinois Route 3 corridor can be a generator and attractor of additional businesses. The salaries created in this area will be a great boon for other businesses within the region. It provides a real advantage to have those jobs and the revenue flowing in this corridor. The revenue can attract additional businesses and population.</p> |
| <p>The Illinois Route 3 corridor contains a deep skill concentration in food manufacturing, aerospace, steel, metals, soaps and chemicals, and the transportation and warehousing industry experienced the largest increase in employment in the region over the last 10 years.</p> <p>MAJOR TAKEAWAY: The workforce data shows a regional depth within manufacturing and warehousing. This increases access to the workforce needed for industrial developments ranging from new manufacturing facilities to new modern bulk distribution centers.</p> | <p>The Illinois Route 3 corridor is comprised of communities that support and welcome industry.</p> <p>MAJOR TAKEAWAY: Heavy industrial industries are the economic backbone of this region. From a zoning and approvals process (and economic development framework), the region is supportive of heavy industry. The communities live side-by-side with heavy industry. If you are a site selector who has a new heavy industrial user, you can go to the corridor and this industry will be welcomed and supported throughout the permitting and general zoning process.</p> | <p>The Illinois Route 3 corridor drives 45% of the GDP for the tri-county area (Madison County, Monroe County & St. Clair County) while representing only 35% of the population.</p> <p>MAJOR TAKEAWAY: The economy outperforms its share of the population. The industry concentration in this region will create higher business-to-business impacts that will create sales and revenue growth and operational advantages. The high economic activity in the area can create a lower risk investment with good long-term ROIs.</p> |

Source: JobsEQ®, <http://www.chmuraecon.com/jobseq>; Demographic/population data provided by Esri, American Community Survey (ACS), and Data Axle. The vintage of the data is 2021, 2020, 2015-2019.