

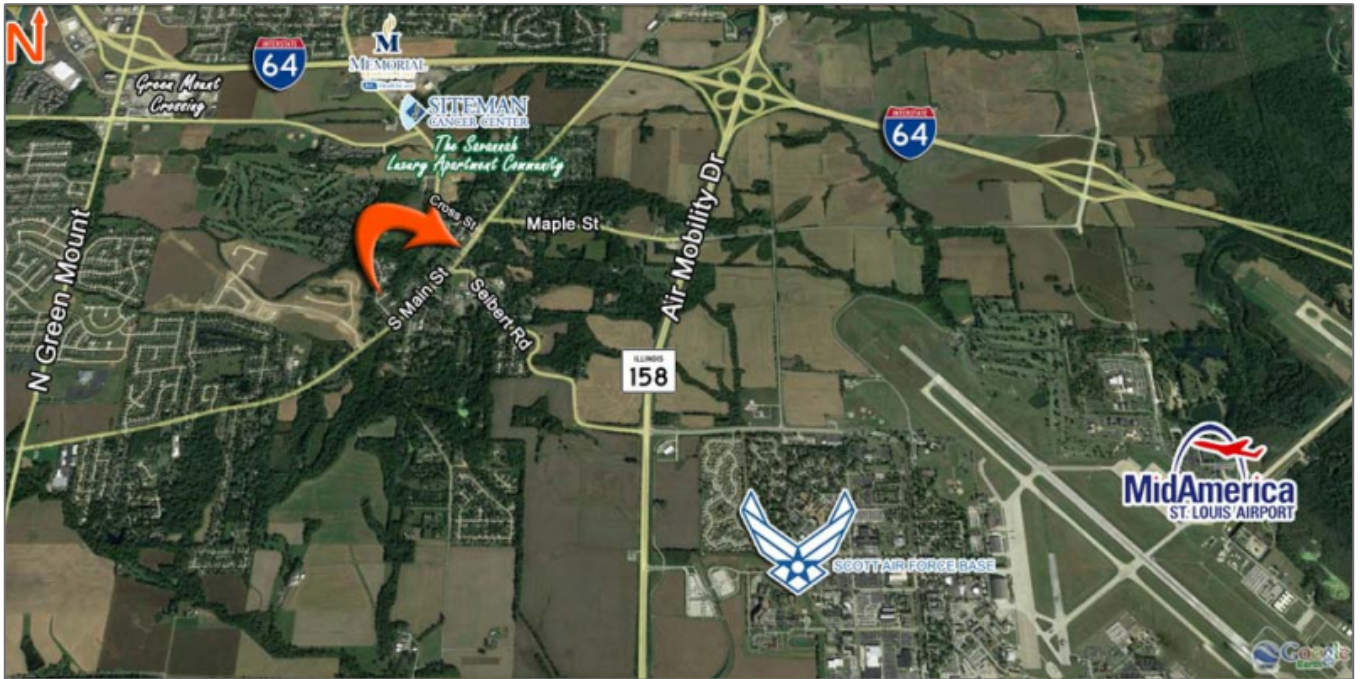
Pre-Leasing Office/Retail - New Construction!

121 South Main St, Shiloh, Illinois 62269
St. Clair County

Tony Smallmon

Phone: 618-407-4240

Email: tonys@barbermurphy.com



Property Description

Pre-Leasing/New Construction - Completion due in 2020

Excellent Location on Main St. in Shiloh with 10,100 ADT and only minutes from SAFB, Memorial East Hospital and coming soon Siteman Cancer Center and The Savannah Luxury Apartment Community.

5 Office/Retail Suites for Lease. White Box Finish or Landlord will Finish to Suit. 8,000 Total SF Retail Center, Each unit is Approximately 1,600 SF with Covered Entry and 12' Ceilings. SF can be adjusted bases on Tenant needs.

Suite 1 - Prime Layout for Restaurant Use with a planned 1,000 SF Covered Patio Area for Outdoor Dining.

Lease Rate: \$22/per SF, NNN

Basic Details

Listing No:	2177
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Retail, Retail - Store Front Retail, Restaurant/Bar
Building Size (Sqft):	8,000 Sqft.
Total Sqft Available:	8,000 Sqft.

Square Foot Information

Building Total Sqft:	8,000 Sqft.
Total Sqft Available:	8,000 Sqft.
Direct Lease:	8,000 Sqft.
Office:	8,000 Sqft.
Retail:	8,000 Sqft.
Min Divisible Sqft:	1,600 Sqft.
Max Contiguous Sqft:	8,000 Sqft.

Lease Rate:	\$22.00 Per Sqft
Lease Type:	NNN
Lease Term:	Negotiable
Leasing Comments:	White Box Finish or Landlord will Finish to Suit.

Property Information

Parcel No:	09-05.0-403-018/021
Zoning:	Highway Business
Zoning By:	Village of Shiloh
Prior Use:	New Construction
Parking:	32
Parking Surface Type:	Asphalt
Traffic Count:	10,100

Land Measurements

Acres:	0.95 Acre(s)
Frontage:	264 ft
Depth:	147 ft

Structural Data

Year Built:	2020
Class:	B
Clearance Min:	9 ft
Clearance Max:	12 ft
Exterior:	Brick/Hardie Board
Floors:	1

Transportation

Interstate:	I-64
Airport:	St. Louis MidAmerica