

BARBERMURPHY

1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

4,000 SF for Lease

2417 Lebanon Ave, Shiloh, Illinois 62221
St. Clair County

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Property Description

Whiteside Plaza

4,800 SF former Fitness Center Space for Lease

Plaza was remodeled in 2016. Marquee and Building Signage Available.

Lease Rate: \$10.50/SF, Modified Gross

Basic Details

Listing No:	2345
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Retail, Retail - Store Front Retail
Building Size (Sqft):	5,400 Sqft.
Total Sqft Available:	4,080 Sqft.
Lease Rate:	\$10.50 Per Sqft
Lease Type:	Modified Gross

Square Foot Information

Building Total Sqft:	5,400 Sqft.
Direct Lease:	4,080 Sqft.
Office:	4,080 Sqft.
Retail:	4,080 Sqft.
Min Divisible Sqft:	4,080 Sqft.
Max Contiguous Sqft:	4,080 Sqft.

Property Information

Parcel No:	08-12.0-300-013
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Structural Data

Year Built:	1980
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Zoning:	C-1
Zoning By:	Shiloh
Complex:	Whiteside Plaza
Parking:	19
Parking Surface Type:	Asphalt
Property Tax:	\$4,665
Tax Year:	2019
Traffic Count:	14,100

Rehab Year:	2016
Class:	C
Clearance Min:	9 ft
Clearance Max:	9 ft
Exterior:	Stucco
Floors:	1

Land Measurements

Acres:	0.77 Acre(s)
Frontage:	239 ft
Depth:	140 ft

Transportation

Interstate:	I-64
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