

## Retail/ Restaurant/ Office Spaces for Lease

4020 Pontoon Rd, Pontoon Beach, Illinois 62040  
Madison County

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### Basic Details

|                       |   |
|-----------------------|---|
| Listing No:           | 2696  |
| Sale Or Lease:        | For Lease                                   |
| Property Type(s):     | Office, Retail,<br>Restaurant/Bar           |
| Building Size (Sqft): | 37,192 Sqft.                                |
| Lot Size (Acres):     | 3.35 Acre(s)                                |
| Total Sqft Available: | 19,800 Sqft.                                |
| Lease Rate:           | \$10.00 - \$13.50 per SF,<br>Modified Gross |
| Lease Type:           | Modified Gross                              |

### Address

|                |               |
|----------------|---------------|
| Country:       | US            |
| State:         | IL            |
| County:        | Madison       |
| City:          | Pontoon Beach |
| Zipcode:       | 62040         |
| Street Number: | 4020          |
| Street:        | Pontoon       |
| Street Suffix: | Rd            |

### Square Foot Information

|                       |              |
|-----------------------|--------------|
| Building Total Sqft:  | 37,192 Sqft. |
| Total Sqft Available: | 18,499 Sqft. |
| Direct Lease:         | 18,500 Sqft. |
| Office:               | 18,500 Sqft. |
| Retail:               | 18,500 Sqft. |
| Min Divisible Sqft:   | 3,500 Sqft.  |
| Max Contiguous Sqft:  | 10,000 Sqft. |

### Property Information

|                          |                                    |
|--------------------------|------------------------------------|
| Parcel No:               | 17-2-20-10-08-201-051,<br>052, 053 |
| Zoning:                  | B-1                                |
| Zoning By:               | Pontoon Beach                      |
| Prior Use:               | Retail/Office                      |
| Parking:                 | 150                                |
| Parking Surface<br>Type: | Asphalt/Concrete                   |
| Property Tax:            | \$16,916.76                        |
| Tax Year:                | 2022                               |

Traffic Count:

8,600

## Structural Data

|                |                |
|----------------|----------------|
| Year Built:    | 1966           |
| Rehab Year:    | 2023           |
| Clearance Min: | 8 ft           |
| Clearance Max: | 16 ft          |
| Exterior:      | Steel & Stucco |
| Floors:        | 1              |

## Land Measurements

|           |              |
|-----------|--------------|
| Acres:    | 3.35 Acre(s) |
| Frontage: | 354 ft       |