

## Retail/ Restaurant/ Office Spaces for Lease

4020 Pontoon Rd, Pontoon Beach, Illinois 62040  
Madison County

**Matt Barriger**

Phone: 618-973-5507

Email: mattb@barbermurphy.com



### Basic Details

Listing No:	2696
Sale Or Lease:	For Lease
Property Type(s):	Office, Retail, 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, 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, 052, 053
Zoning:	B-1
Zoning By:	Pontoon Beach
Prior Use:	Retail/Office
Parking:	150
Parking Surface 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