

## Office, Retail or Medical Space for Lease

301 South Main Street, Dupo, Illinois 62239  
St. Clair County

**Joe Hardin**

Phone: 618-660-8759

Email: JoeH@barbermurphy.com



### Basic Details

Listing No:	127
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - Medical, Retail, Retail - Freestanding
Building Size (Sqft):	6,585 Sqft.
Total Sqft Available:	5,000 Sqft.
Lease Rate:	\$6.00 - \$10.00 per SF
Lease Type:	Gross
Lease Term:	Negotiable

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Dupo
Zipcode:	62239
Street Number:	301
Street:	South Main
Street Suffix:	Street

### Square Foot Information

Building Total Sqft:	6,585 Sqft.
Total Sqft Available:	5,000 Sqft.
Direct Lease:	5,000 Sqft.
Office:	5,000 Sqft.
Min Divisible Sqft:	2,000 Sqft.
Max Contiguous Sqft:	5,000 Sqft.

### Property Information

Parcel No:	06-28.0-104-001, 002
Zoning:	Commercial
Zoning By:	Dupo
TIF:	Yes
Enterprise Zone:	Yes
Parking:	17
Parking Surface Type:	Paved
Property Tax:	\$6,007
Tax Year:	2019

Traffic Count:

5,300

## Structural Data

Year Built:	1910
Rehab Year:	2000
Clearance Min:	8 ft
Clearance Max:	9 ft
Exterior:	Stucco
Floors:	2

## Land Measurements

Acres:	0.34 Acre(s)
Frontage:	156 ft
Depth:	124 ft