

## 2 Office/Retail Bays - Frank Scott Plaza

208 Frank Scott Parkway, Swansea, Illinois 62226  
St. Clair County

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### Property Description

#### Frank Scott Plaza

(2) 1,266 SF SF Retail / Office Space available for Lease. Class B.

Located in Frank Scott Plaza along one of the area's busiest thoroughfares with 18,600 ADT along Frank Scott Parkway at this site between IL-159 and Old Collinsville Rd.

Monument signage included.

**Lease Rate: \$15.00 per SF, Gross**

#### Basic Details

Listing No:	362
Sale Or Lease:	For Lease
Property Type(s):	Office, Retail, Retail - Store Front Retail
Building Size (Sqft):	10,128 Sqft.
Total Sqft Available:	2,532 Sqft.
Lease Rate:	\$15.00 Per Sqft
Lease Type:	Gross

#### Square Foot Information

Building Total Sqft:	10,128 Sqft.
Total Sqft Available:	2,532 Sqft.
Direct Lease:	2,532 Sqft.
Office:	2,532 Sqft.
Retail:	2,532 Sqft.
Min Divisible Sqft:	1,266 Sqft.
Max Contiguous Sqft:	1,266 Sqft.

## Property Information

Parcel No:	08-03.0-105-044
Zoning:	HB
Zoning By:	Swansea
Complex:	Frank Scott Plaza
Parking:	Common Area Parking
Parking Surface Type:	Asphalt
Traffic Count:	18,600

## Land Measurements

Acres:	0.99 Acre(s)
Frontage:	200 ft
Depth:	215 ft

## Structural Data

Year Built:	2005
Rehab Year:	2008
Class:	B
Clearance Min:	12 ft
Clearance Max:	14 ft
Exterior:	Stucco
Floors:	1
Total Units:	2

## Transportation

Interstate:	I-64
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