

Professional Office/Retail Space

1095 North Green Mount Rd., Shiloh, Illinois 62221
St. Clair County

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Property Description

Class B Office/Retail Space

1,295 SF Office / Retail Space for Lease. Building is located on North Green Mount Road, 1/2 mile from the I-64 exit and just south of Green Mount Crossing.

Join State Farm, Davita and the Illinois National Guard.

Situated in a High Traffic Area with 19,000 ADT on N. Green Mount. Near the New St. Elizabeth's & Memorial Hospitals and the Siteman Cancer Center.

Monument Signage available.

Lease Rate: \$18.00 per SF, NNN

Basic Details

Listing No:	1842
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Retail, Retail - Store Front Retail
Building Size (Sqft):	11,200 Sqft.

Square Foot Information

Building Total Sqft:	11,200 Sqft.
Direct Lease:	1,295 Sqft.
Office:	1,295 Sqft.
Retail:	1,295 Sqft.
Min Divisible Sqft:	1,295 Sqft.
Max Contiguous Sqft:	1,295 Sqft.

Total Sqft Available:	1,295 Sqft.
Lease Rate:	\$18.00 Per Sqft
Lease Type:	NNN
Net Charges:	\$4.50
Leasing Comments:	Owner will replace flooring and paint the suite.

Property Information

Parcel No:	08-01.0-200-030
Zoning:	HB-Highway Business
Zoning By:	Village of Shiloh
Prior Use:	Clearwave Office
Parking:	62
Parking Surface Type:	Asphalt
Property Tax:	\$25,436
Tax Year:	2018
Traffic Count:	19,000

Land Measurements

Acres:	2.76 Acre(s)
Frontage:	201 ft
Depth:	286 ft

Structural Data

Year Built:	2009
Class:	B
Clearance Min:	8 ft
Clearance Max:	9 ft
Exterior:	Brick
Floors:	1

Transportation

Interstate:	I-64 - Exit 16
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