



1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

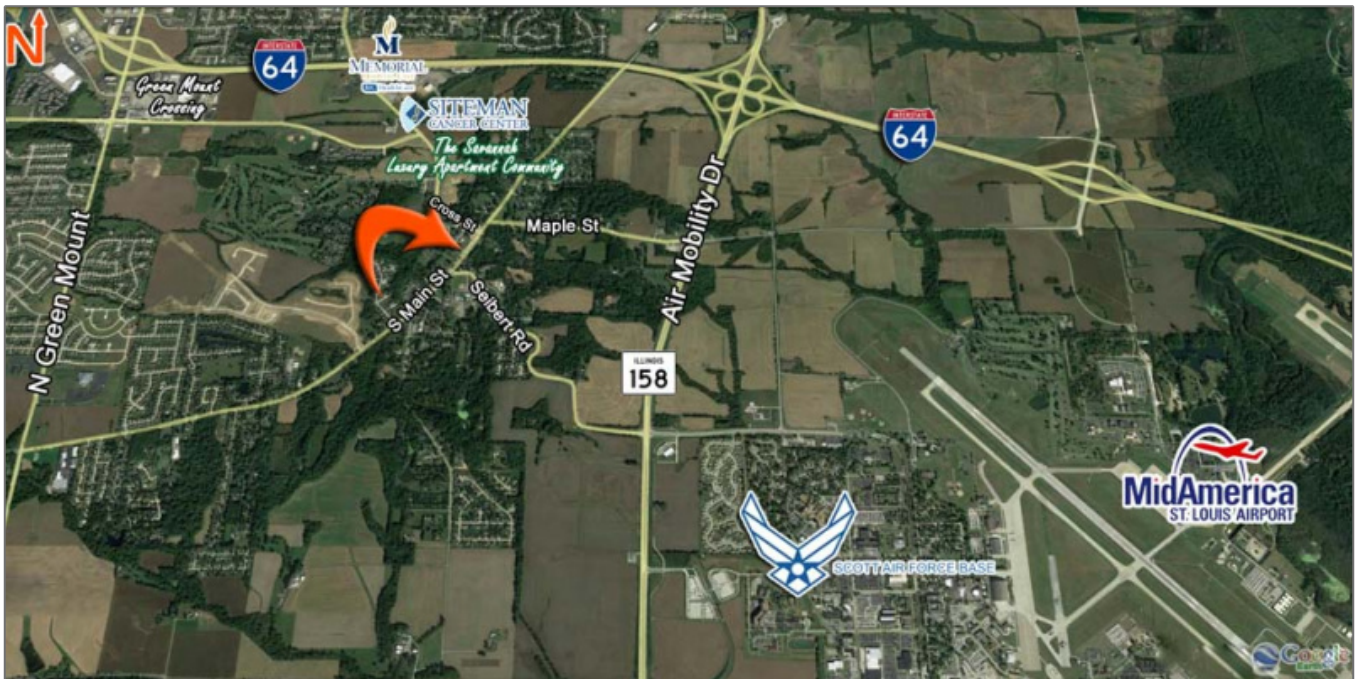
Pre-Leasing Office/Retail/Restaurant - New Construction!

121 South Main St, Shiloh, Illinois 62269
St. Clair County

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Basic Details

Listing No:	2177
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Retail, Retail - Store Front Retail, Restaurant/Bar
Building Size (Sqft):	8,000 Sqft.
Total Sqft Available:	8,000 Sqft.
Lease Rate:	\$22.00 Per Sqft
Lease Type:	NNN
Lease Term:	Negotiable
Leasing Comments:	White Box Finish or Landlord will Finish to Suit.

Address

Country:	US
State:	IL
County:	St. Clair
City:	Shiloh
Zipcode:	62269
Street Number:	121
Street:	South Main
Street Suffix:	St

Square Foot Information

Building Total Sqft:	8,000 Sqft.
Total Sqft Available:	8,000 Sqft.
Direct Lease:	8,000 Sqft.
Office:	8,000 Sqft.
Retail:	8,000 Sqft.

Property Information

Parcel No:	09-05.0-403-018/021
Zoning:	Highway Business
Zoning By:	Village of Shiloh
Prior Use:	New Construction
Parking:	32

Min Divisible Sqft:	1,600 Sqft.
Max Contiguous Sqft:	8,000 Sqft.

Parking Surface	Asphalt
Type:	
Traffic Count:	10,100

Structural Data

Year Built:	2020
Class:	B
Clearance Min:	9 ft
Clearance Max:	12 ft
Exterior:	Brick/Hardie Board
Floors:	1

Land Measurements

Acres:	0.95 Acre(s)
Frontage:	264 ft
Depth:	147 ft

Transportation

Interstate:	I-64
Airport:	St. Louis MidAmerica