

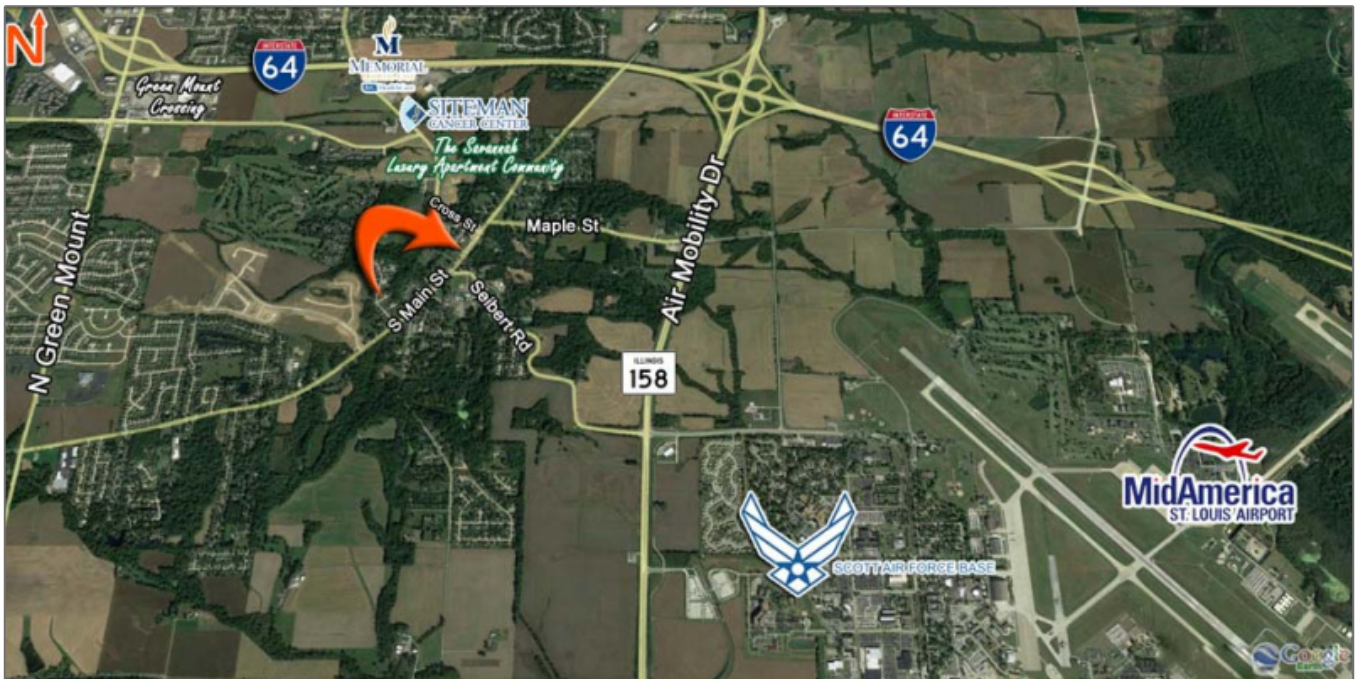
## Pre-Leasing Office/Retail/Restaurant - New Construction!

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<br>Office, Retail, Retail - Store<br>Front Retail,<br>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<br>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 Type: | Asphalt |
| Property Tax:         | \$2,075 |
| 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 |