

## 8,770 SF Retail Space for Lease in Sasak Plaza

3315 Mississippi Ave, Cahokia Heights, Illinois 62206  
St. Clair County

**John L. Eichenlaub**

Phone: 618-570-8344

Email: johne@barbermurphy.com



### Basic Details

Listing No:	1043
Sale Or Lease:	For Lease
Property Type(s):	Retail, Retail - Shopping Center, Retail - Store Front Retail
Building Size (Sqft):	15,225 Sqft.
Total Sqft Available:	8,770 Sqft.
Lease Rate:	\$11.35 Per Sqft
Lease Type:	Gross

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Cahokia Heights
Zipcode:	62206
Street Number:	3315
Street:	Mississippi
Street Suffix:	Ave

### Square Foot Information

Building Total Sqft:	15,225 Sqft.
Total Sqft Available:	8,770 Sqft.
Direct Lease:	8,770 Sqft.
Min Divisible Sqft:	1,570 Sqft.
Max Contiguous Sqft:	4,499 Sqft.

### Property Information

Parcel No:	01-35.0-102-003/006
Zoning:	B-2, Commercial Business
Zoning By:	Cahokia Heights
TIF:	Yes
Parking:	40
Parking Surface Type:	Asphalt
Traffic Count:	20,000

## Structural Data

Year Built:	1983
Rehab Year:	2004
Clearance Max:	9 ft
Exterior:	Brick
Floors:	1

## Utility Information

Sewer Provider Service:	City Served
Gas Provider:	Ameren Illinois
Electric Provider:	Ameren Illinois

## Land Measurements

Acres:	9 Acre(s)
Frontage:	337 ft
Depth:	1,240 ft

## Transportation

Interstate:	I-55/I-40/I-64
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