



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

## 2,000 SF Former Restaurant Available for Lease

735 West Broadway, Centralia, Illinois 62801  
Clinton County

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### Basic Details

Listing No:	3040
Sale Or Lease:	For Lease
Property Type(s):	Retail, Retail - Freestanding
Building Size (Sqft):	2,000 Sqft.
Lot Size (Acres):	0.27 Acre(s)
Total Sqft Available:	2,000 Sqft.
Lease Rate:	\$10.00 Per Sqft
Lease Type:	NNN

### Address

Country:	US
State:	IL
County:	Clinton
City:	Centralia
Zipcode:	62801
Street Number:	735
Street:	West Broadway

### Square Foot Information

Building Total Sqft:	2,000 Sqft.
Total Sqft Available:	2,000 Sqft.
Direct Lease:	2,000 Sqft.
Office:	2,000 Sqft.
Retail:	2,000 Sqft.
Min Divisible Sqft:	2,000 Sqft.
Max Contiguous Sqft:	2,000 Sqft.

### Facility Information

Insulated:	Yes
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes
Compressed Air:	Yes

## Property Information

Parcel No:	15-14-13-256-025
Zoning:	Business
Prior Use:	Restaurant
Enterprise Zone:	Yes
Parking:	15
Parking Surface Type:	Concrete
Tax Year:	2023
Topography:	5300

## Land Measurements

Acres:	0.27 Acre(s)
Frontage:	75 ft
Depth:	160 ft

## Structural Data

Year Built:	1972
Rehab Year:	2024
Clearance Min:	8 ft
Clearance Max:	14 ft
Roof:	Asphalt
Exterior:	Mixed
Floor Type:	Concrete

## Utility Information

Water Provider:	City of Centralia
Sewer Provider:	City of Centralia
Gas Provider:	Ameren Illinois
Electric Provider:	Ameren Illinois