

## Office/Retail Bays for Lease - Frank Scott Plaza

208 Frank Scott Pkwy, Swansea, Illinois 62226  
St. Clair County

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### Basic Details

|                       |  |
|-----------------------|--|
| Listing No:           | 362  |
| Sale Or Lease:        | For Lease                                      |
| Property Type(s):     | Office, Retail, Retail - Store<br>Front Retail |
| Building Size (Sqft): | 10,128 Sqft.                                   |
| Total Sqft Available: | 1,265 Sqft.                                    |
| Lease Rate:           | \$16.00 Per Sqft                               |
| Lease Type:           | Gross  |

### Address

|                |             |
|----------------|-------------|
| Country:       | US          |
| State:         | IL          |
| County:        | St. Clair   |
| City:          | Swansea     |
| Zipcode:       | 62226       |
| Street Number: | 208         |
| Street:        | Frank Scott |
| Street Suffix: | Pkwy        |

### Square Foot Information

|                      |              |
|----------------------|--------------|
| Building Total Sqft: | 10,128 Sqft. |
| Direct Lease:        | 1,266 Sqft.  |
| Office:              | 1,266 Sqft.  |
| Retail:              | 1,266 Sqft.  |
| Min Divisible Sqft:  | 1,266 Sqft.  |
| Max Contiguous Sqft: | 1,266 Sqft.  |

### Property Information

|                       |                     |
|-----------------------|---------------------|
| Parcel No:            | 08-03.0-105-044     |
| Zoning:               | HB                  |
| Zoning By:            | Swansea             |
| Complex:              | Frank Scott Plaza   |
| Parking:              | Common Area Parking |
| Parking Surface Type: | Asphalt             |
| Traffic Count:        | 18,600              |

## Structural Data

|                |        |
|----------------|--------|
| Year Built:    | 2005   |
| Rehab Year:    | 2008   |
| Class:         | B      |
| Clearance Min: | 12 ft  |
| Clearance Max: | 14 ft  |
| Exterior:      | Stucco |
| Floors:        | 1      |
| Total Units:   | 1      |

## Land Measurements

|           |              |
|-----------|--------------|
| Acres:    | 0.99 Acre(s) |
| Frontage: | 200 ft       |
| Depth:    | 215 ft       |

## Transportation

|             |      |
|-------------|------|
| Interstate: | I-64 |
|-------------|------|