

## Retail/Office Space on out pad anchored by Walmart

343 Mattes Avenue, Vandalia, Illinois 62471  
Fayette County

**John L. Eichenlaub**

Phone: 618-570-8344

Email: johne@barbermurphy.com



### Basic Details

Listing No:	1812
Sale Or Lease:	For Lease
Property Type(s):	Office, Retail, Retail - Store Front Retail
Building Size (Sqft):	34,400 Sqft.
Total Sqft Available:	1,522 Sqft.
Lease Rate:	\$15.00/SF, NNN
Lease Type:	NNN
Net Charges:	\$4.10

### Address

Country:	US
State:	IL
County:	Fayette
City:	Vandalia
Zipcode:	62471
Street Number:	343
Street:	Mattes
Street Suffix:	Avenue

### Square Foot Information

Building Total Sqft:	34,400 Sqft.
Direct Lease:	1,522 Sqft.
Office:	1,522 Sqft.
Retail:	1,522 Sqft.
Min Divisible Sqft:	1,522 Sqft.
Max Contiguous Sqft:	1,522 Sqft.

### Property Information

Parcel No:	18-14-18-100-005
Zoning:	C-1
Zoning By:	Vandalia
Complex:	Vandalia Commons
Parking:	Common Area
Parking Surface Type:	Concrete

## Structural Data

Clearance Min:	10 ft
Clearance Max:	10 ft
Exterior:	Concrete Block
Floors:	1

## Transportation

Interstate:	I-70 (Exit 61)
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