

## Shiloh Parkway Plaza - Office/Retail Spaces for Lease

1207 Frank Scott Pkwy, Shiloh, Illinois 62269  
St. Clair County

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### Basic Details

Listing No:	1122
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - Medical, Retail
Building Size (Sqft):	16,500 Sqft.
Total Sqft Available:	1,500 Sqft.
Lease Rate:	\$16.75 Per Sqft
Lease Type:	NNN
Lease Term:	Negotiable
Net Charges:	\$4.00

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Shiloh
Zipcode:	62269
Street Number:	1207
Street:	Frank Scott
Street Suffix:	Pkwy

### Square Foot Information

Building Total Sqft:	16,500 Sqft.
Direct Lease:	520 Sqft.
Office:	2,020 Sqft.
Retail:	2,020 Sqft.
Min Divisible Sqft:	520 Sqft.
Max Contiguous Sqft:	1,500 Sqft.

### Property Information

Parcel No:	08-01.0-107-007 and 008
Zoning:	Commercial
Zoning By:	Shiloh
Complex:	Shiloh Parkway Plaza
Parking:	90 Shared Spaces
Parking Surface Type:	Asphalt

Property Tax:	\$36,050
Tax Year:	2023
Traffic Count:	17,800

## Structural Data

Year Built:	2005
Class:	B
Exterior:	Brick
Floors:	1

## Land Measurements

Acres:	1.80 Acre(s)
Frontage:	250 ft

## Utility Information

Water Provider:	Illinois American Water
Water Provider Location:	On Site
Sewer Provider:	City of O'Fallon
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site