

PRE-LEASING Office/Retail Suites

121 S Main St., Shiloh, IL 62269



- Now Pre-Leasing – 5 Office/Retail Suites
- White Box Finish or Landlord will Finish-to-Suit
- Excellent Location on Main St. in Shiloh, only minutes from SAFB, Memorial East Hospital and coming soon Siteman Cancer Center and The Savannah Luxury Apartment Community

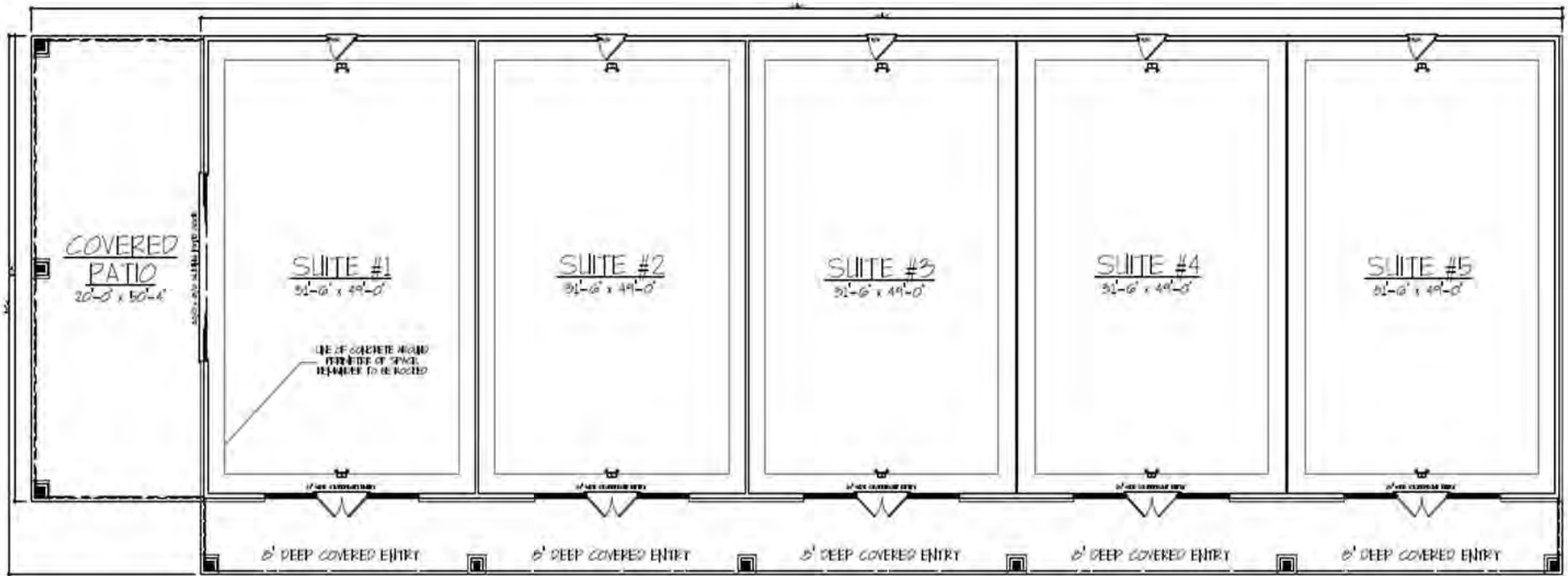
BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS Tony Smallmon
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Lease Rate: \$22.00 per SF/NNN

Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.





New Construction – Completion due 2020

8,000 Total SF Office/Retail Center

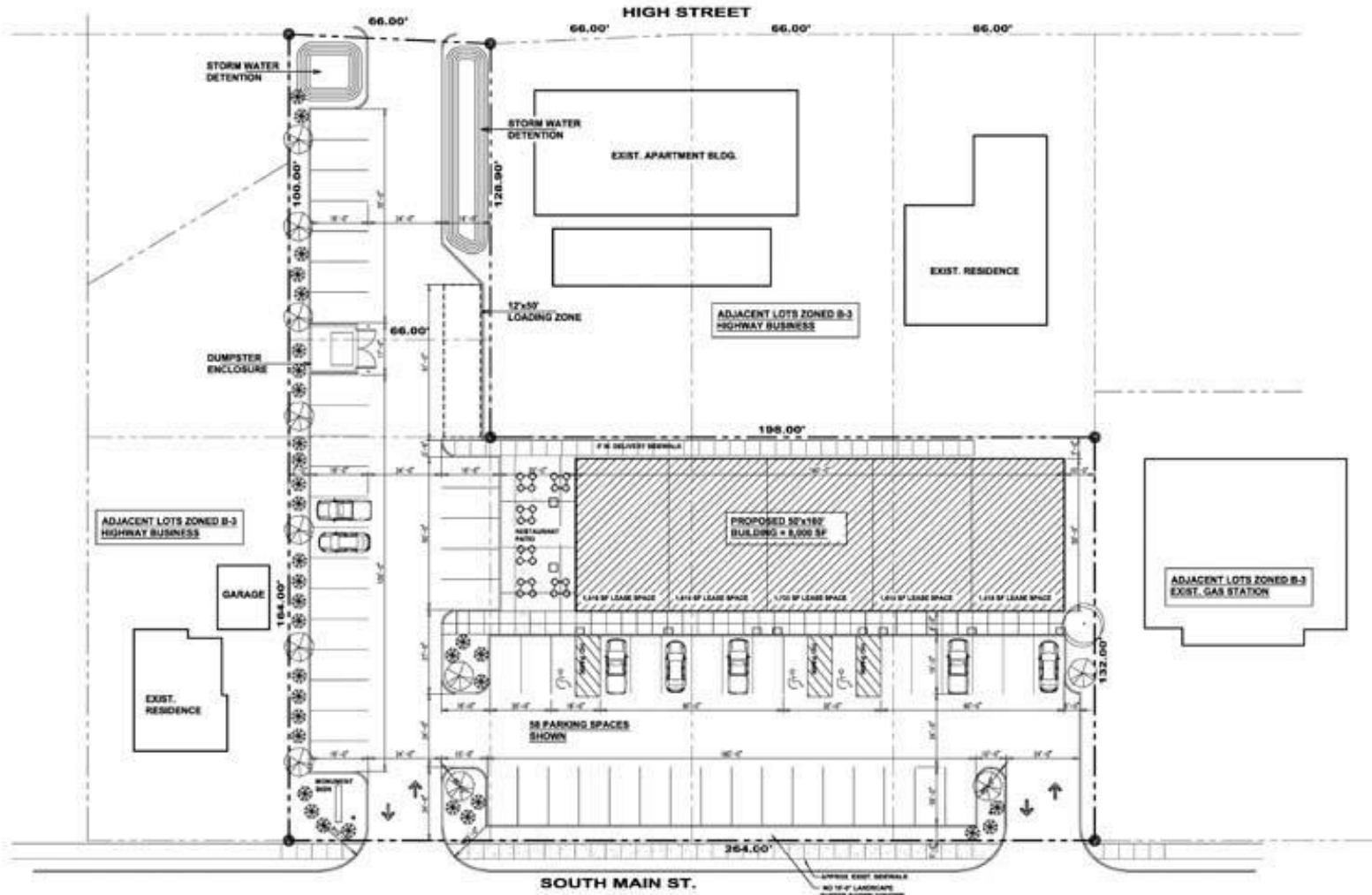
5 Suites - (1,600 SF per Unit)

SF can be Adjusted based on Tenant needs

Each Suite has a Covered Entry and 12' Ceilings

Suite 1 – Prime Layout for Restaurant Use with a planned 1,000 SF Covered Patio area for Outdoor Dining





Listing No: 2177

Retail/Office/Restaurant

121 South Main St
Shiloh, IL 62269

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$22.00
Lease Type: NNN
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

End Cap unit to include a covered outside patio for potential restaurant space. Building Completion due in 2020.

Comments

New Construction in Shiloh Illinois. Suites are divisible to 1,600 SF each. White Box Finish or Landlord will Finish-to-Suit. Convenient located near Memorial Hospital, Scott Air Base and Shiloh Retail Districts.

Total SF Available: 8,000 SF
Min Divisible SF: 1,600 SF

SQUARE FOOT INFO:

Building Total: 8,000 SF
Total Available: 8,000 SF
Direct Lease: 8,000 SF
Sublease: 0 SF
Office: 8,000 SF
Retail: 8,000 SF
Min Divisible: 1,600 SF
Max Contiguous: 8,000 SF

LAND MEASUREMENTS:

Acres: 0.95
Frontage: 264 FT
Depth: 147 FT

PROPERTY INFORMATION:

Parcel No: 09-05.0-403-018/021	TIF: No	Parking: 32
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: Highway Business	Survey: No	Traffic Count: 10,100
Zoning By: Village of Shiloh	Environmental: No	Property Tax:
Complex: New Construction	Archaeological: No	Tax Year:
Prior Use:		



STRUCTURAL DATA:

Year Built: 2020	Clearance Min: 9'	Exterior: Brick / Hardie Board
Rehab Year:	Clearance Max: 12'	Bay Spacing: 1,600
Floors: 1	Floor Drains: Yes	Sprinklers: No
Class: B		

Listing Broker(s)

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