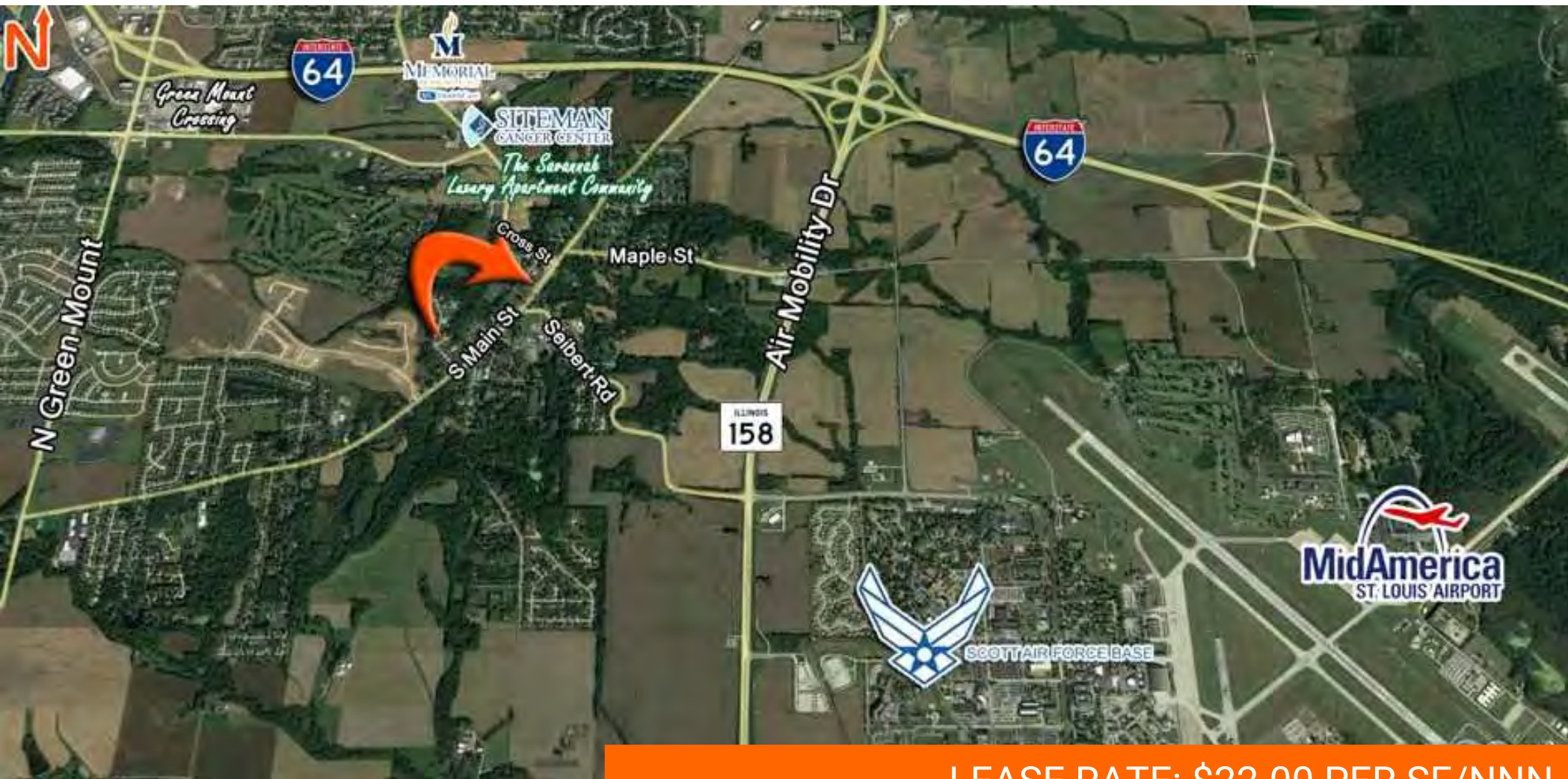


PRE-LEASING BUILD TO SUIT SUITES

1,600-8,000 SF OFFICE/RETAIL/RESTAURANT

121 SOUTH MAIN ST, SHILOH, IL 62269



LEASE RATE: \$22.00 PER SF/NNN

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard Shiloh, IL 62269

618-277-4400

BARBERMURPHY.COM

PRESENTED BY:

TONY SMALLMON

Broker

office: (618) 277-4400

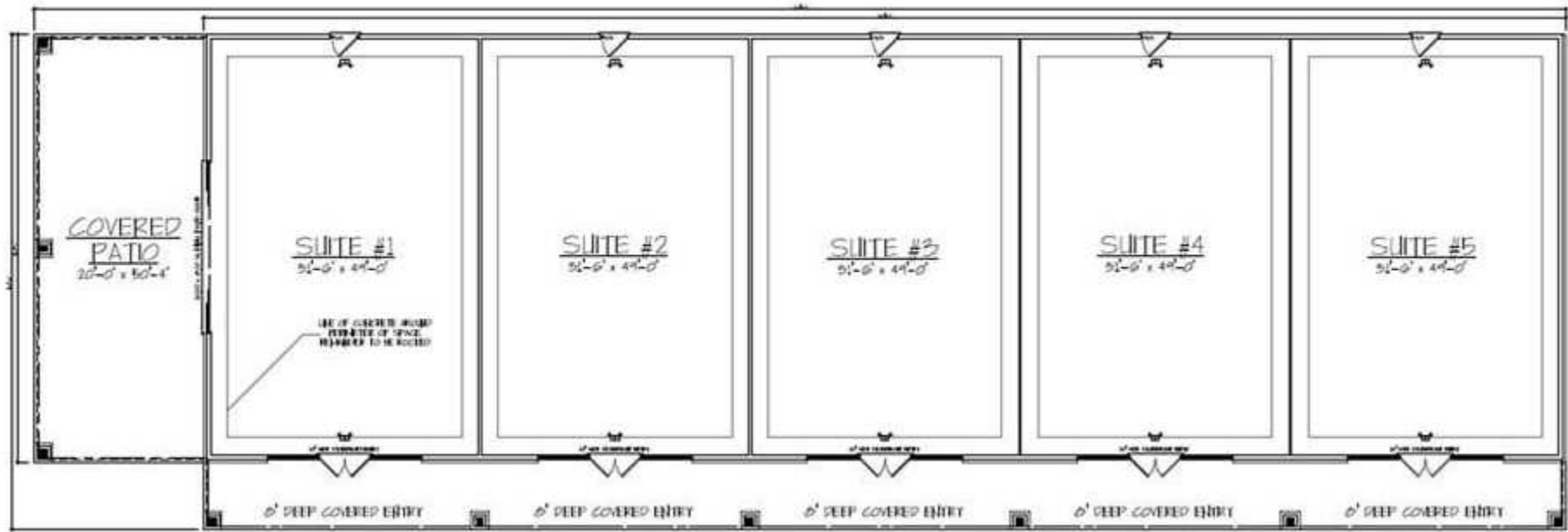
cell: (618) 407-4240

tonys@barbermurphy.com

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.

BUILD TO SUIT

1 ACRE FOR SALE OR BUILD TO SUIT
121 South Main St | Shiloh, IL 62269

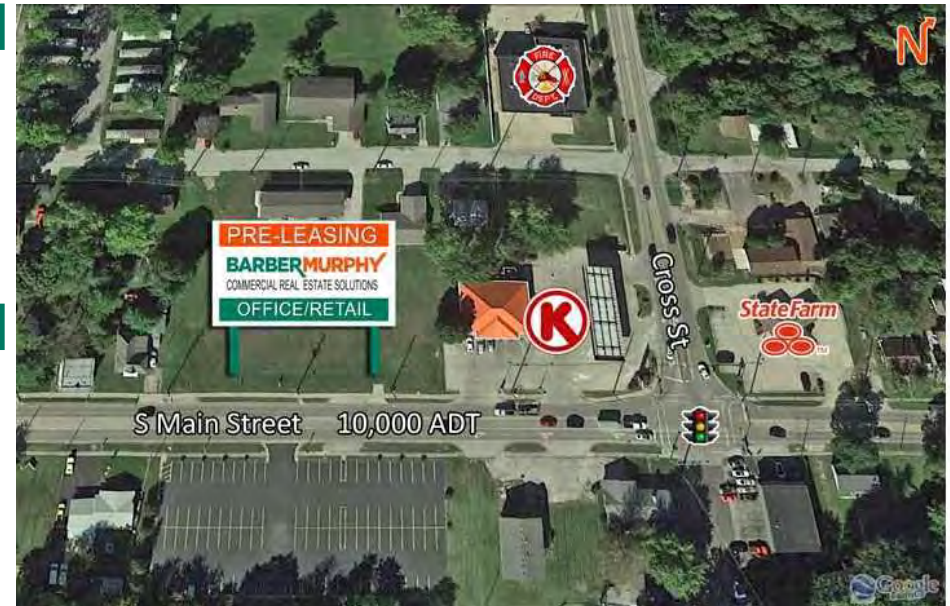


PROPERTY DESCRIPTION

- 1 Acre
- White box finish or landlord will Finish-to-Suit
- Excellent location on Main Street in Shiloh, only minutes from SAFB, Memorial East Hospital and Siteman Cancer Center and the Savannah Luxury Apartment Community

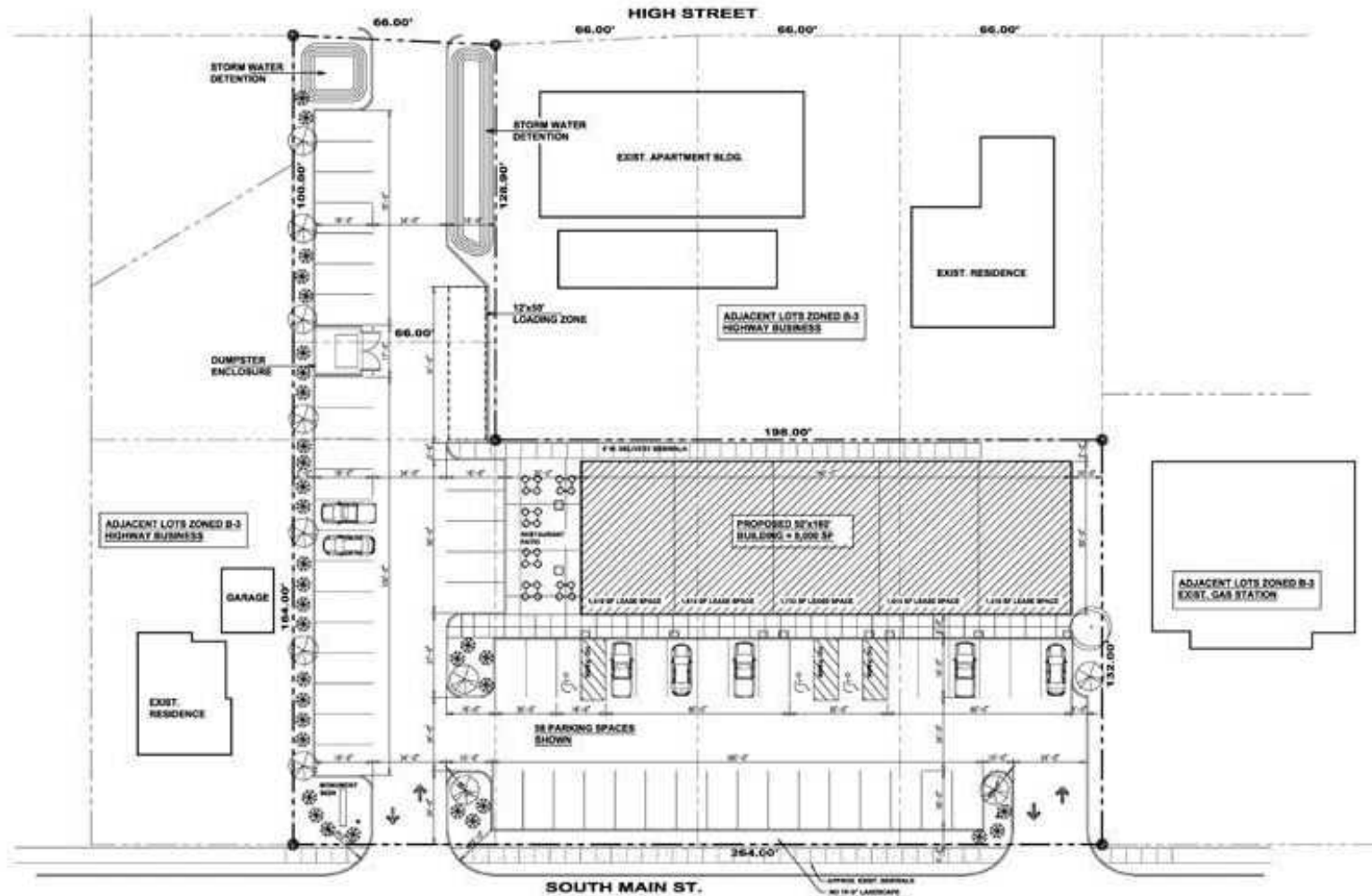
BUILD TO SUIT

- 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



SITE PLAN

1 ACRE FOR SALE OR BUILD TO SUIT
121 South Main St | Shiloh, IL 62269



PROPOSED STRIP MALL SITE PLAN

SCALE: 1/16" = 1'-0"



**SOUTH MAIN STREET, VILLAGE OF SHILOH
FOR SHILOH VKV, LLC**

APPLICANT: SHILOH VKV, LLC
NO 10' OF LANDSCAPE
NEEDED AROUND CORNER
IF FILLAGE WILL OCCUR



OFFICE/RETAIL PROPERTY INFO

1 ACRE FOR SALE OR BUILD TO SUIT
121 South Main St | Shiloh, IL 62269

LISTING # 2177

SQUARE FOOT INFO

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

PROPERTY INFO

APN:	09-05.0-403-044/045
County:	IL - St. Clair
Zoning:	Highway Business - Village of
Property Taxes:	\$2,075
Parking:	32
Traffic Count:	10,100
Survey:	YES

STRUCTURAL DATA

Floors:	1
Construction Type:	Brick/Hardie Board
Min-Max Clearance:	9' - 12'
Class:	B

LAND MEASUREMENTS

Lot Size:	1 Acre
Dimensions:	264 FT x 147 FT



BUILD TO SUIT INFO:

Lease Rate:	\$22.00 - \$22.00
Lease Type:	NNN

Property Overview

One Acre Commercial Lot in Downtown Shiloh Illinois. Two Parcels with approved strip center plan approved by The Village of Shiloh. Owner will also consider a Build To Suit. New Building suites will be divisible at 1,600 SF. White Box Finish or Landlord will Finish-to-Suit. End Cap unit to include a covered outside patio for potential restaurant space

Location Overview

Convenient located near Memorial Hospital, Scott Air Base and Shiloh Retail Districts.

LAND PROPERTY SUMMARY

1 ACRE FOR SALE OR BUILD TO SUIT
121 South Main St | Shiloh, IL 62269

LISTING # 2177

SALE/LEASE INFO

Price: \$650,000
Price / SF: \$28.81/SF

LAND MEASUREMENTS

Lot Size: 1 Acre
Min Divisible Acres: 1 Acre
Dimensions: 264 FT x 147 FT

PROPERTY INFO

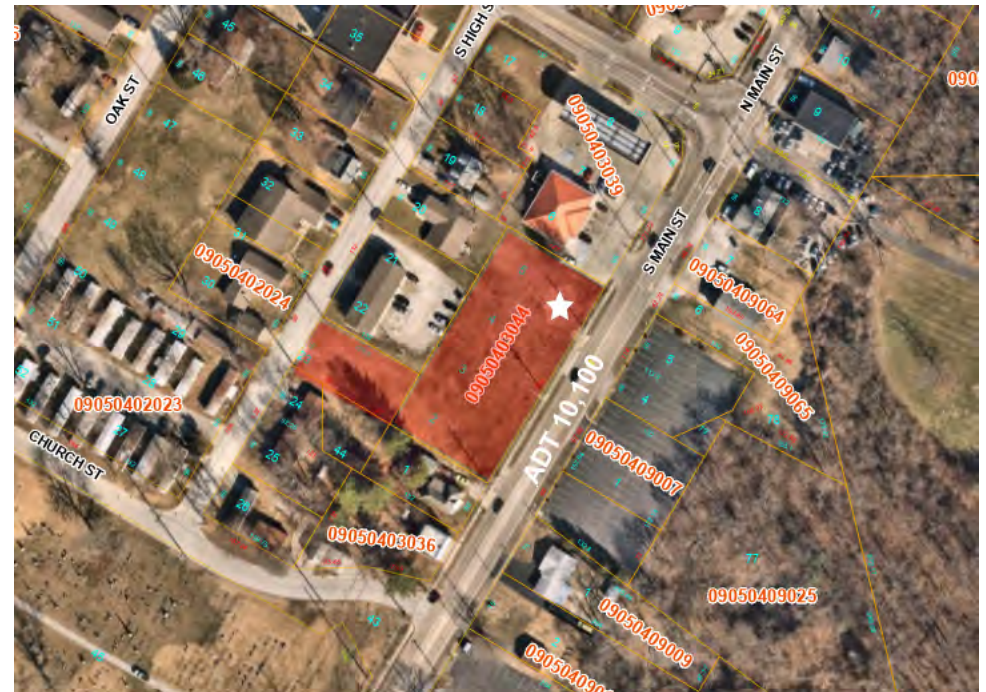
APN: 09-05.0-403-044/045
County: IL - St. Clair
Zoning: Highway Business - Village of
Topography: Flat
Survey: Yes
Traffic Count: 10,100
Property Taxes: \$2,075

UTILITY INFO

Water Provider/Location: IL American
Sewer Provider/Location: O'Fallon
Gas Provider/Location: Ameren
Electric Provider/Location: Ameren

TRANSPORTATION

Interstate: I-64
Airport: MidAmerica (5 miles) & St. Louis (34 miles)



Property Description

One Acre Commercial Lot in Downtown Shiloh Illinois. Two Parcels with approved strip center plan approved by The Village of Shiloh.

Location Overview

Convenient located near Memorial Hospital, Scott Air Base and Shiloh Retail Districts.