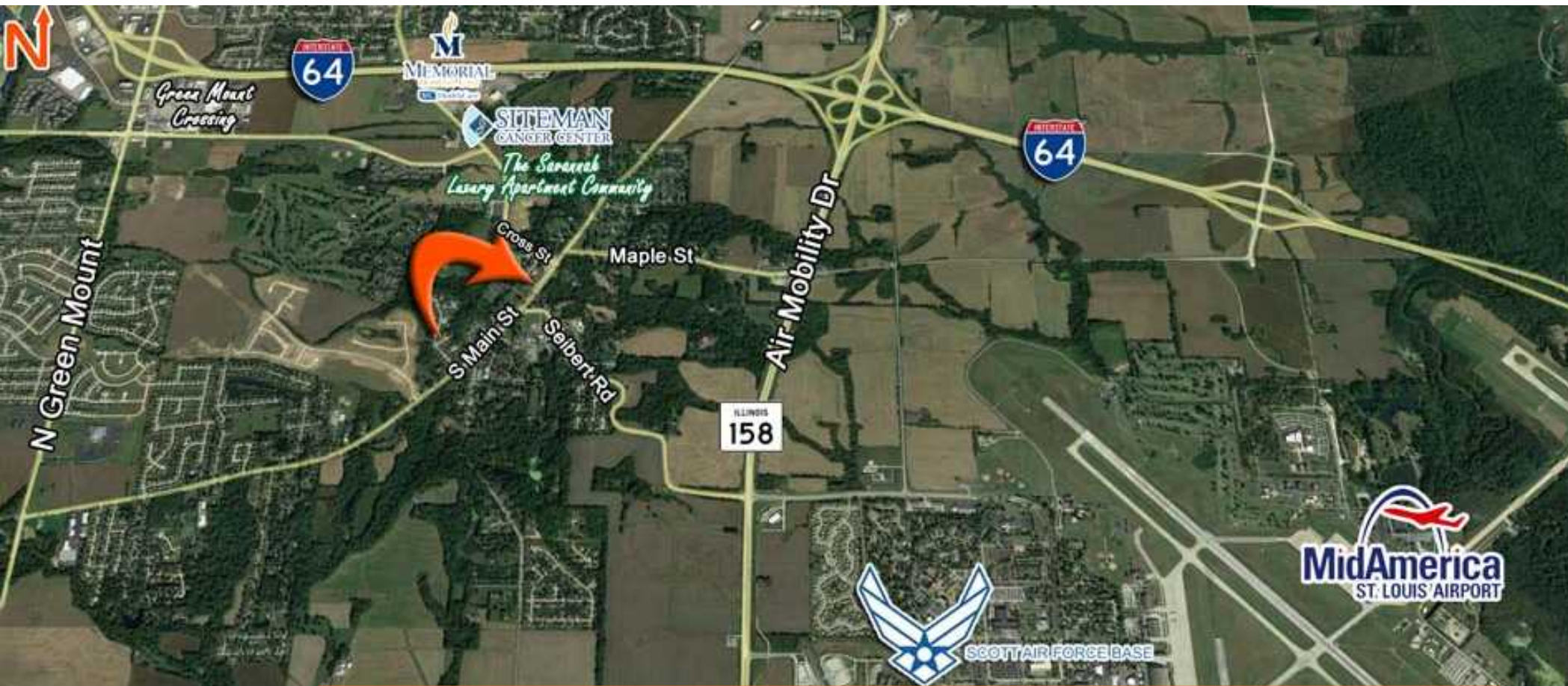


LAND FOR SALE--PRE-LEASING OFFICE/RETAIL SUITES

1 ACRE FOR SALE OR BUILD TO SUIT

121 SOUTH MAIN ST, SHILOH, IL 62269

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS



LEASE RATE: \$22.00 /SF, NNN

BARBER MURPHY
1173 Fortune Boulevard
Shiloh, IL 62269

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS

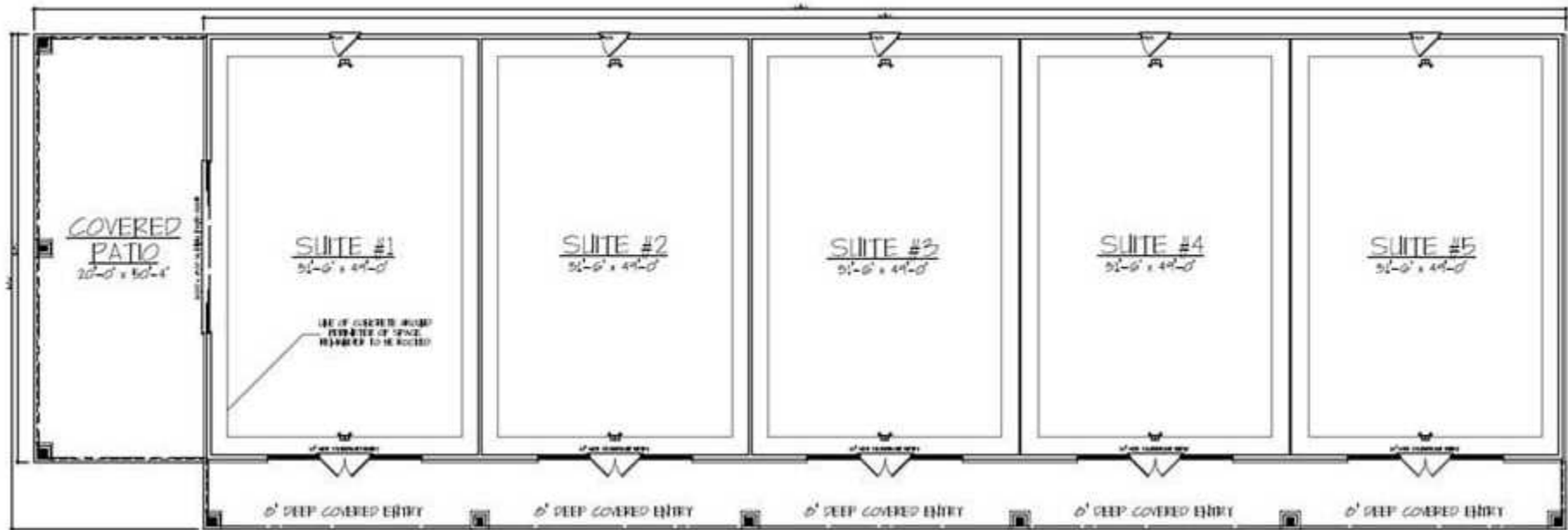
PRESENTED BY:

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

121 South Main St
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

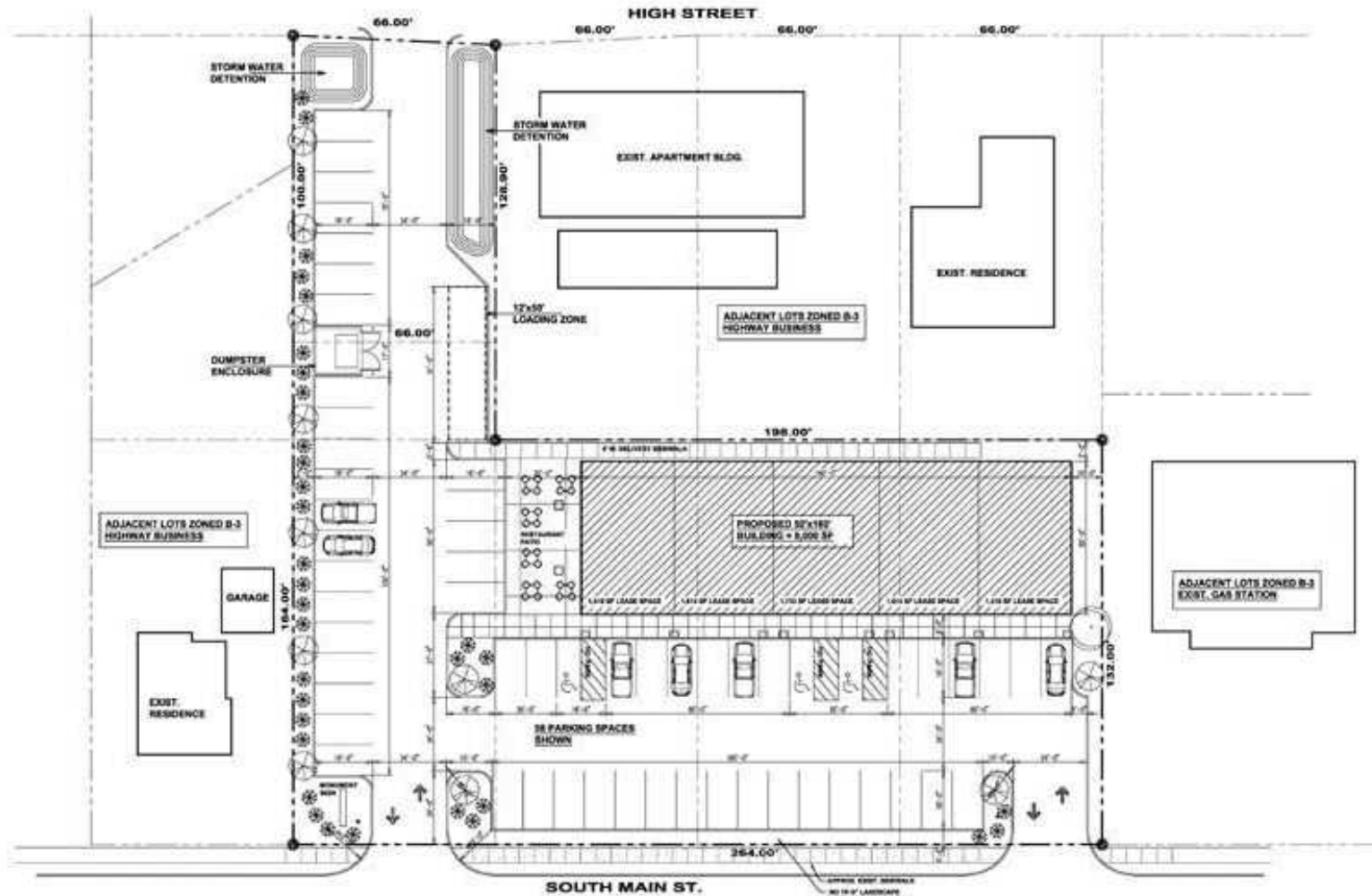


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SITE PLAN

121 South Main St
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**

EWR JOB # 215117
DATE: 4-7-15



OFFICE/RETAIL PROPERTY INFO

121 South Main St
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:	\$2,168
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.