

Storefront Retail for Lease

126 West Main Street, Collinsville, Illinois 62234



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Collin Fischer - CCIM
C: 618.420.2376
CollinF@barbermurphy.com

Mike Durbin
C: 618.960.8675
MikeD@barbermurphy.com





Property Summary

7,900 SF Former Retail / Grocer

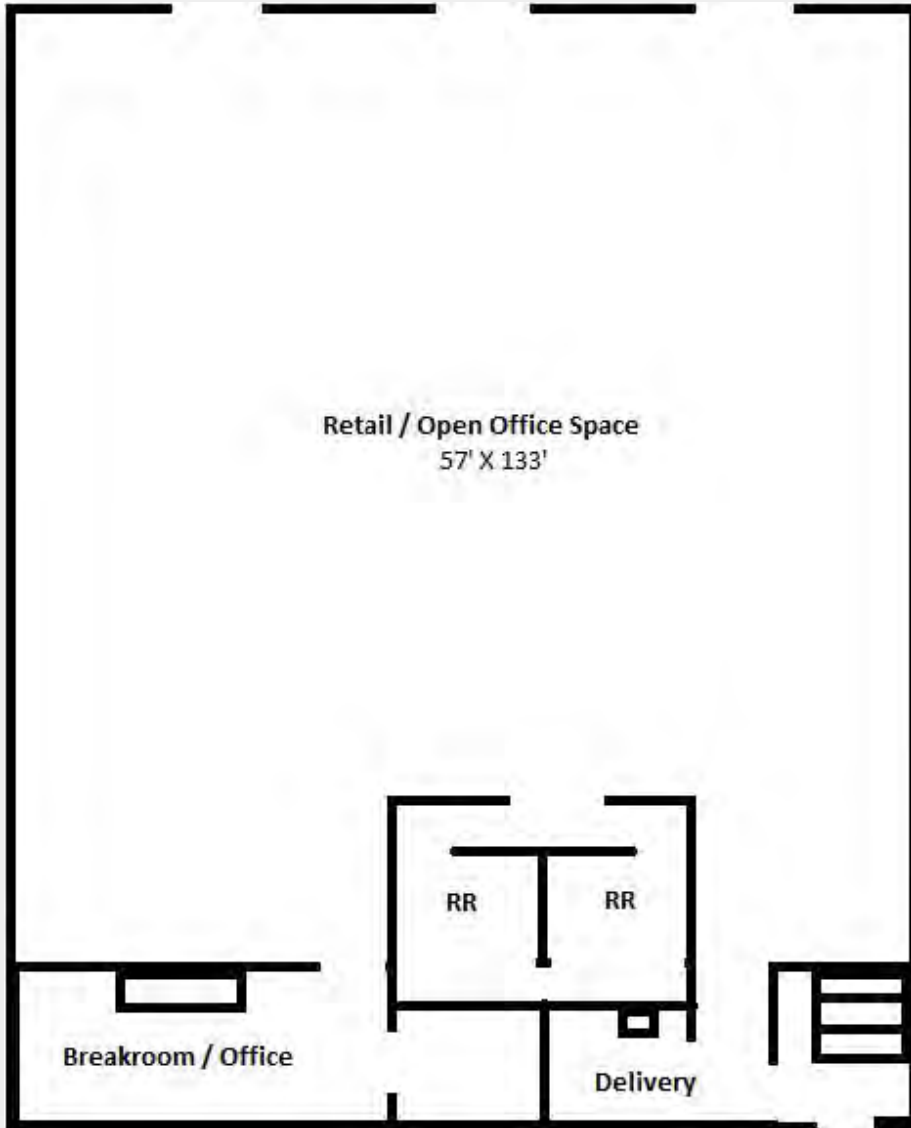
Newly renovated Restrooms and Sub-Flooring

High Business Growth Area

Tenant Improvements are Negotiable

REDUCED LEASE RATE: \$5.00 per SF, Gross

SPACE LAYOUT & IMAGES



AERIAL



Listing No: 2221

Retail **Total SF Available:** 7,900 SF
Min Divisible SF: 3,950 SF

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SALE INFORMATION:

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

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$5.00
Lease Type: Gross
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

7,900 SF former Retail Building (Dollar General Store) located near multiple bars and restaurants in uptown Collinsville. 2 brand new restrooms located towards rear, breakroom with Kitchenette, back office and Delivery Entrance. Landlord will install flooring at the agreed upon listing rate.

SQUARE FOOT INFO:
Building Total: 7,900 SF
Total Available: 7,900 SF
Direct Lease: 7,900 SF
Sublease: 0 SF
Office: 7,900 SF
Retail: 7,900 SF
Min Divisible: 3,950 SF
Max Contiguous: 7,900 SF

LAND MEASUREMENTS:

Acres: 0.21
Frontage: 63 FT
Depth: 148 FT

PROPERTY INFORMATION:

Parcel No: 13-2-21-33-08-204-010	TIF: Yes	Parking: Street
County: Madison	Enterprise Zone: No	Surface Type: Concrete
Zoning: B-2	Survey: No	Traffic Count: 7600
Zoning By: City of Collinsville	Environmental: No	Property Tax: \$4,108.00
Complex:	Archaeological: No	Tax Year: 2018
Prior Use: Discount Shopping / Grocery		

STRUCTURAL DATA:

Year Built: 1920	Clearance Min: 7'	Exterior: Brick
Rehab Year: 2005	Clearance Max: 10'	Bay Spacing:
Floors: 1	Floor Drains: No	Sprinklers: No
Class:		

Listing Broker(s)

Collin Fischer CCIM Office: (618) 277-4400 collinf@barbermurphy.com Cell: (618) 420-2376	Mike Durbin Office: (618) 277-4400 miked@barbermurphy.com Cell: (618) 960-8675
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