

# 10,355 SF Retail Space for Lease

6104 N Illinois (IL Route 159), Fairview Heights, IL 62208



- 30,000 ADT on IL Route 159 (N Illinois)
- ¾ Mile from I-64, Exit 12
- Large Marquee Signage
- Heavy Retail Commercial Corridor

Lease Rate: \$11.00 per SF, NNN

**BARBERMURPHY**

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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.

# Area Map



**Listing No:** 1002

**Retail** **Total SF Available:** 10,355 SF  
**Min Divisible SF:** 10,355 SF

6104 North Illinois Street  
 Fairview Heights, IL 62208

**SALE INFORMATION:**

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

**LEASE INFORMATION:**

**For Lease:** Yes  
**Lease Rate:** \$11.00  
**Lease Type:** NNN  
**Net Charges:** \$2.50  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

**Comments**

10,000 + SF retail space available along the North/South Thoroughfare of Illinois 159. 3/4 of a mile south of Interstate 64. Located in heavy commercial retail corridor with 30,000 cars per day. Tenants include The Bed Room Store and Cherry Berry.

**SQUARE FOOT INFO:**

**Building Total:** 29,190 SF  
**Total Available:** 10,355 SF  
**Direct Lease:** 10,355 SF  
**Sublease:** 0 SF  
**Office:** 10,355 SF  
**Retail:** 10,355 SF  
**Min Divisible:** 10,355 SF  
**Max Contiguous:** 10,355 SF

**LAND MEASUREMENTS:**

**Acres:** 1.88  
**Frontage:** 200 FT  
**Depth:** 405 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 03-27.0-300-041	<b>TIF:</b> No	<b>Parking:</b> 55 + rear parking
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Surface Type:</b> Asphalt/Concrete
<b>Zoning:</b> B-3	<b>Survey:</b> No	<b>Traffic Count:</b> 30,000
<b>Zoning By:</b> Fairview Heights	<b>Environmental:</b> No	<b>Property Tax:</b>
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b>
<b>Prior Use:</b> Appliance Store		



**STRUCTURAL DATA:**

<b>Year Built:</b> 1973	<b>Clearance Min:</b> 12'	<b>Exterior:</b> Brick
<b>Rehab Year:</b> 2015	<b>Clearance Max:</b> 18'	<b>Bay Spacing:</b>
<b>Floors:</b> 1	<b>Floor Drains:</b>	<b>Sprinklers:</b>
<b>Class:</b>		

**Listing Broker(s)**

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