

2,529 SF Office/Retail Space for Lease

10509 Lincoln Trail, Fairview Heights, IL 62208



BARBERMURPHY

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

John L. Eichenlaub
C: 618.570.8344
JohnE@barbermurphy.com



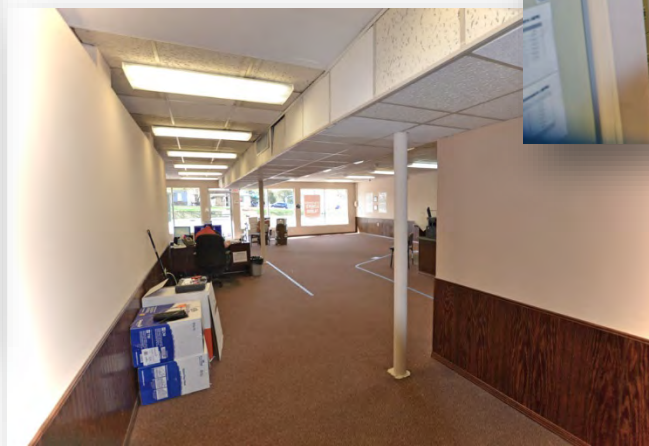
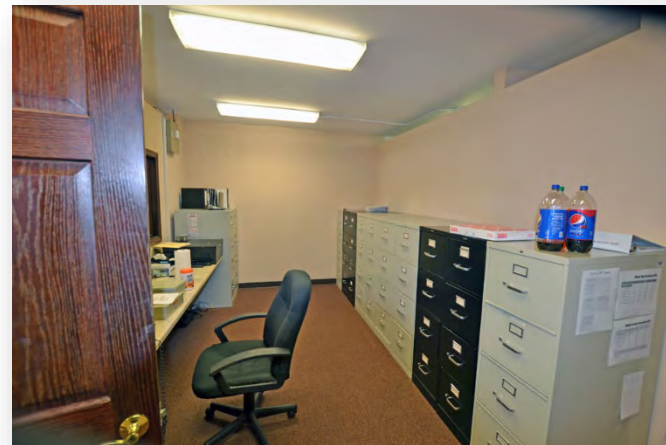
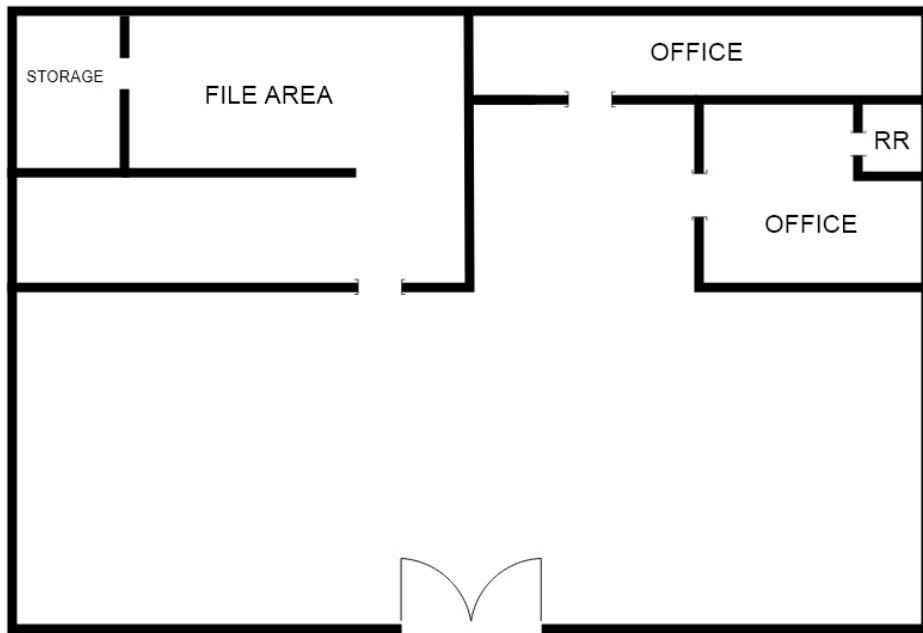


Property Summary

2,529 SF Office/Retail Space in High Visibility/Traffic Location. Formerly Illinois Title Loans. Space consists of Large Bullpen Area, Reception Desk, 3 Offices and Large File Room. Large Telescopic sign on Lincoln Trail.

REDUCED LEASE RATE: \$2,200 per Month, Gross

FLOOR PLAN & IMAGES



Listing No: 2400**Office**10509 Lincoln Trail
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: \$10.44
Lease Type: Gross
Net Charges: \$0.00
CAM Charges: \$0.00
Lease Term:**Leasing Comments:**Office for lease located on Lincoln Trail in Fairview.
High Visibility/High Traffic Location with 17,100 ADT.
\$2,200 per month.**Comments**

2,529 SF retail/office space. Formerly Illinois title loans. Space consists of large bullpen area, reception desk, 3 offices, File room. Large telescopic sign on Lincoln Trail.

Total SF Available: 2,529 SF
Min Divisible SF: 2,529 SF**SQUARE FOOT INFO:****Building Total:** 2,529 SF
Total Available: 2,529 SF
Direct Lease: 2,529 SF
Sublease:
Office: 2,529 SF
Retail: 2,529 SF
Min Divisible: 2,529 SF
Max Contiguous: 2,529 SF**LAND MEASUREMENTS:****Acres:**
Frontage: 150 FT
Depth: 250 FT**PROPERTY INFORMATION:****Parcel No:** 03-28.0-111-032 & 033
County: St. Clair
Zoning: B-3
Zoning By: Fairview Heights, IL.
Complex:
Prior Use: title loan company
TIF: No
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No
Parking: 15
Surface Type: Asphalt
Traffic Count: 17,100
Property Tax: \$13,190.00
Tax Year: 2019**STRUCTURAL DATA:****Year Built:** 1938
Rehab Year: 2001
Floors: 1
Class:
Clearance Min: 7
Clearance Max: 8
Floor Drains:
Exterior: Dryvit
Bay Spacing:
Sprinklers:**Listing Broker(s)**John L. Eichenlaub
Office: (618) 277-4400
john@barbermurphy.com
Cell: (618) 570-8344