2,529 SF Office/Retail Space for Lease

10509 Lincoln Trail, Fairview Heights, IL 62208



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

John L. Eichenlaub C: 618.570.8344 JohnE@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.

Property Summary

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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





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Listing No: Office	2400	Total SF Available: Min Divisible SF:	2,529 SF 2,529 SF	
		SQUARE FOOT INFO:		
10509 Lincoln Trail Fairview Heights, IL 62208		Building Total:	2,529 SF	
		Total Available:	2,529 SF	
		Direct Lease:	2,529 SF	
SALE INFORMATION:		Sublease:		
For Sale:	No	Office:	2,529 SF	
Sale Price:		Retail:	2,529 SF	
Sale Price/SF:		Min Divisible:	2,529 SF	
CAP Rate:		Max Contiguous:	2,529 SF	
GRM: NOI:		LAND MEASUREMENTS:		
NOI.		Acres:		Lincoln Treil 14,500 ADT
LEASE INFORMATION:		Frontage:	150 FT	and the state of t

Depth:

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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.

Parcel No:	03-28.0-111-032 & 033	TIF:	No	Parking:	15
County:	St. Clair	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	B-3	Survey:	No	Traffic Count:	17,100
Zoning By:	Fairview Heights, IL.	Environmental:	No	Property Tax:	\$13,190.00
Complex:		Archaeological:	No	Tax Year:	2019
Prior Use:	title loan company	-			

STRUCTURAL DATA:					
Year Built:	1938	Clearance Min:	7	Exterior:	Dryvit
Rehab Year:	2001	Clearance Max:	8	Bay Spacing:	
Floors:	1	Floor Drains:		Sprinklers:	
Class:					

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.

Listing	Broke	r(s)

250 FT

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