Prime Retail Location on IL-159

4235 S State Route 159, Glen Carbon, IL 62034



2,785 SF in Main Retail Corridor Excellent Exposure – 28,000 ADT on IL Route 159 ¼ Mile South of Walmart, less than 1 Mile from I-270 (Exit 12)

> LEASE RATE: \$16.00 per SF, NNN Improvements Negotiable



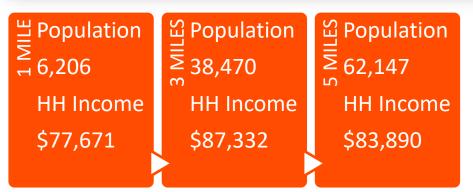
1173 Fortune Blvd. Shiloh, IL 62269 C: 618.420.2376 618.277.4400 <u>barbermurphy.com</u> <u>CollinF@barbermurphy.com</u>



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 & DEMOGRAPHICS





BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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Listing No:	2429	
Retail		Total SF Available:
		Min Divisible SF:

4235 S. State Route 159 Glen Carbon, IL 62034

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

LEASE INFORMATION:	:
For Lease:	Yes
Lease Rate:	\$16.00
Lease Type:	NNN
Net Charges:	\$4.50
CAM Charges:	
Lease Term:	

Leasing Comments:

Total SF Available:	2,785 SF
Min Divisible SF:	2,785 SF
SQUARE FOOT INFO:	
Building Total:	7,000 SF
Total Available:	2,785 SF
Direct Lease:	2,785 SF
Sublease:	0 SF
Office:	
Retail:	2,785 SF
Min Divisible:	2,785 SF
Max Contiguous:	2,785 SF
LAND MEASUREMENTS:	
Acres:	1.09

Frontage: Depth:



PROPERTY INFORMATION:					
Parcel No:	14-2-15-26-01-105-047	TIF:	No	Parking:	88
County:	Madison	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	General Commercial	Survey:	No	Traffic Count:	28,000
Zoning By:	Glen Carbon	Environmental:	No	Property Tax:	\$28,051.00
Complex:		Archaeological:	No	Tax Year:	2020
Prior Use:	Retail				

Excellent Exposure to IL-159 in Glen Carbon's main retail corridor. 28,000+/- ADT. Improvements negotiable.

STRUCTURAL DATA:				
Year Built:	2002	Clearance Min:	Exterior:	Brick
Rehab Year:		Clearance Max:	Bay Spacing:	
Floors:	1	Floor Drains:	Sprinklers:	
Class:	В			

Listing Broker(s)

200 FT

275 FT

Collin Fischer CCIM Office: (618) 277-4400 collinf@barbermurphy.com Cell: (618) 420-2376

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