

# 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

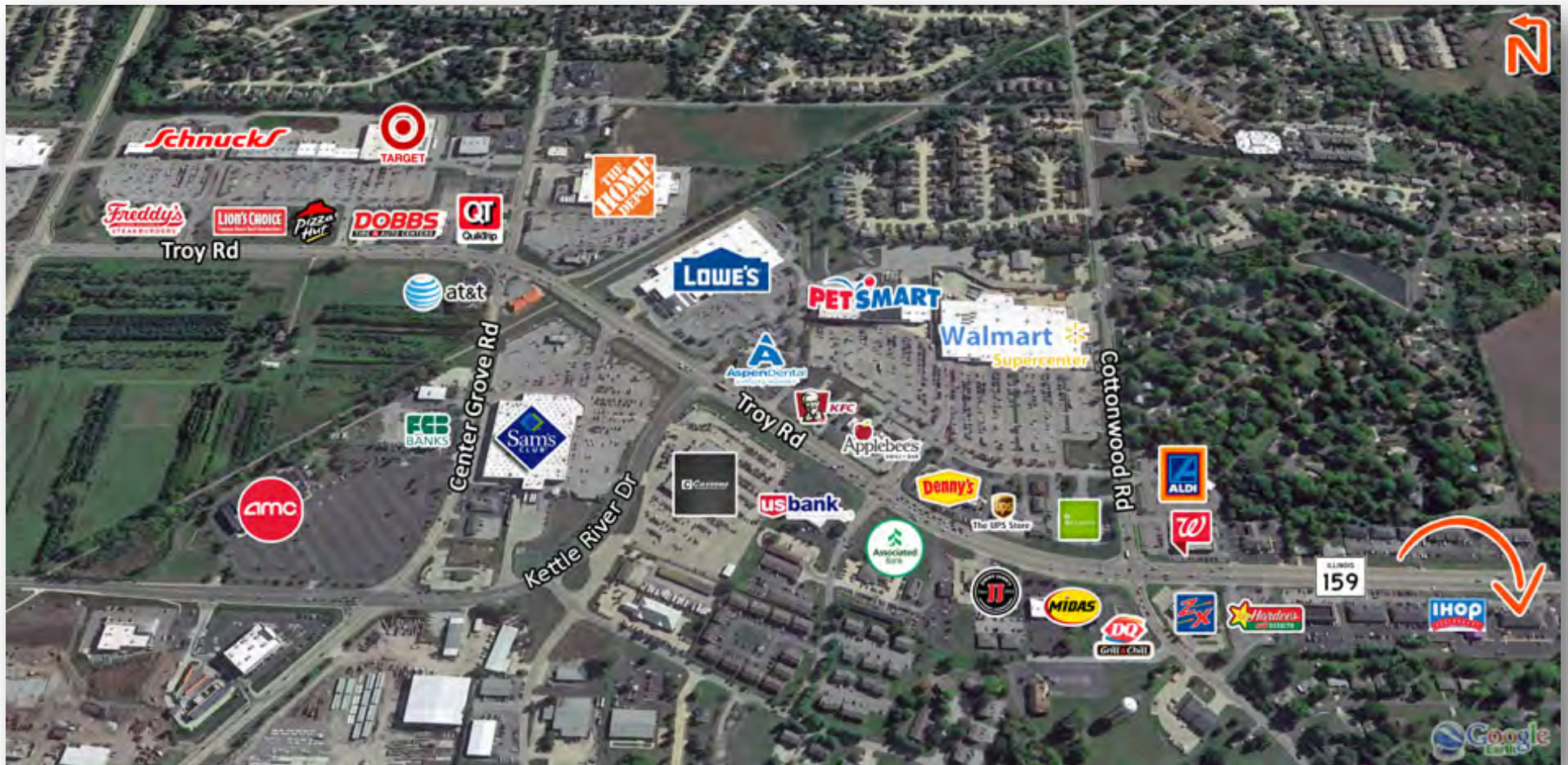
**BARBERMURPHY**

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# AREA MAP & DEMOGRAPHICS



1 MILE	3 MILES	5 MILES
Population 6,206	Population 38,470	Population 62,147
HH Income \$77,671	HH Income \$87,332	HH Income \$83,890

**Listing No:** 2429

**Retail** **Total SF Available:** 2,785 SF  
**Min Divisible SF:** 2,785 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:

### Comments

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

### 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:** 200 FT  
**Depth:** 275 FT

### PROPERTY INFORMATION:

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

### STRUCTURAL DATA:

<b>Year Built:</b> 2002	<b>Clearance Min:</b>	<b>Exterior:</b> Brick
<b>Rehab Year:</b>	<b>Clearance Max:</b>	<b>Bay Spacing:</b>
<b>Floors:</b> 1	<b>Floor Drains:</b>	<b>Sprinklers:</b>
<b>Class:</b> B		

### Listing Broker(s)

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