

# Lease Space at Keebler Crossing

1099 - 1101 Beltline Rd., Collinsville, IL 62234



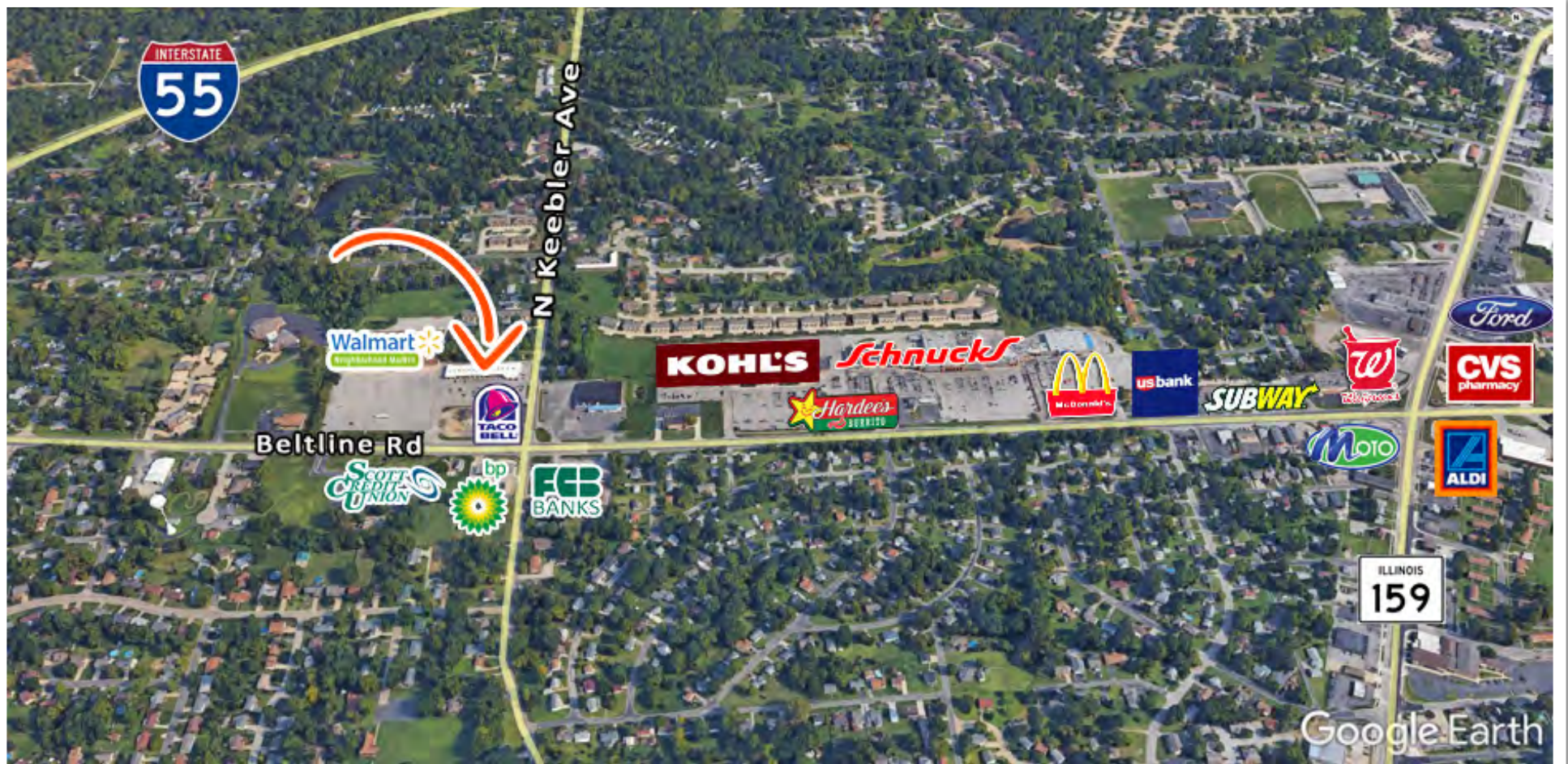
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## PROPERTY SUMMARY

- Excellent exposure to Beltline with 18,000 ADT
- Suites ranging from 1,400 SF – 5,600 SF
- Anchored by Walmart Neighborhood Market

**LEASE RATE: \$14.00 per SF, NNN**

## KEEBLER CROSSING



Suite C: 1,400 SF  
Suite E: 1,400 SF  
Suite H: 1,400 SF  
Suite I: 1,400 SF  
Suite J-K: 2,800 SF



**Listing No:** 2450  
**Retail**

**Total SF Available:** 8,400 SF  
**Min Divisible SF:** 1,400 SF

**Keebler Crossing Shopping Center**  
 1099-1101 Beltline Rd  
 Collinsville, IL 62234

**SALE INFORMATION:**

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

**SQUARE FOOT INFO:**

**Building Total:** 22,920 SF  
**Total Available:** 8,400 SF  
**Direct Lease:** 8,400 SF  
**Sublease:** 0 SF  
**Office:** 8,400 SF  
**Retail:** 8,400 SF  
**Min Divisible:** 1,400 SF  
**Max Contiguous:** 2,800 SF

**LAND MEASUREMENTS:**

**Acres:** 2.48  
**Frontage:** 370 FT  
**Depth:** 900 FT

**LEASE INFORMATION:**

**For Lease:** Yes  
**Lease Rate:** \$14.00  
**Lease Type:** NNN  
**Net Charges:** \$3.50  
**CAM Charges:**  
**Lease Term:**

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 13-2-21-21-16-401-024	<b>TIF:</b>	<b>Parking:</b>	
<b>County:</b> Madison	<b>Enterprise Zone:</b> No	<b>Surface Type:</b>	Asphalt
<b>Zoning:</b> Commercial	<b>Survey:</b> No	<b>Traffic Count:</b>	18000
<b>Zoning By:</b>	<b>Environmental:</b> No	<b>Property Tax:</b>	\$41,411.56
<b>Complex:</b> Keebler Crossing	<b>Archaeological:</b> No	<b>Tax Year:</b>	2020
<b>Prior Use:</b>			



**Leasing Comments:**

**Comments**

\$14/SF, NNN for white box delivery. Landlord willing to negotiate improvements. Suites range from 1,400 SF - 5,600 SF. Anchored by Walmart.

**STRUCTURAL DATA:**

<b>Year Built:</b> 1989	<b>Clearance Min:</b>	<b>Exterior:</b> Block
<b>Rehab Year:</b> 2019	<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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