

2,000 SF Prime Retail at 159 Parkway

4260 S State Route 159, Glen Carbon, IL 62034



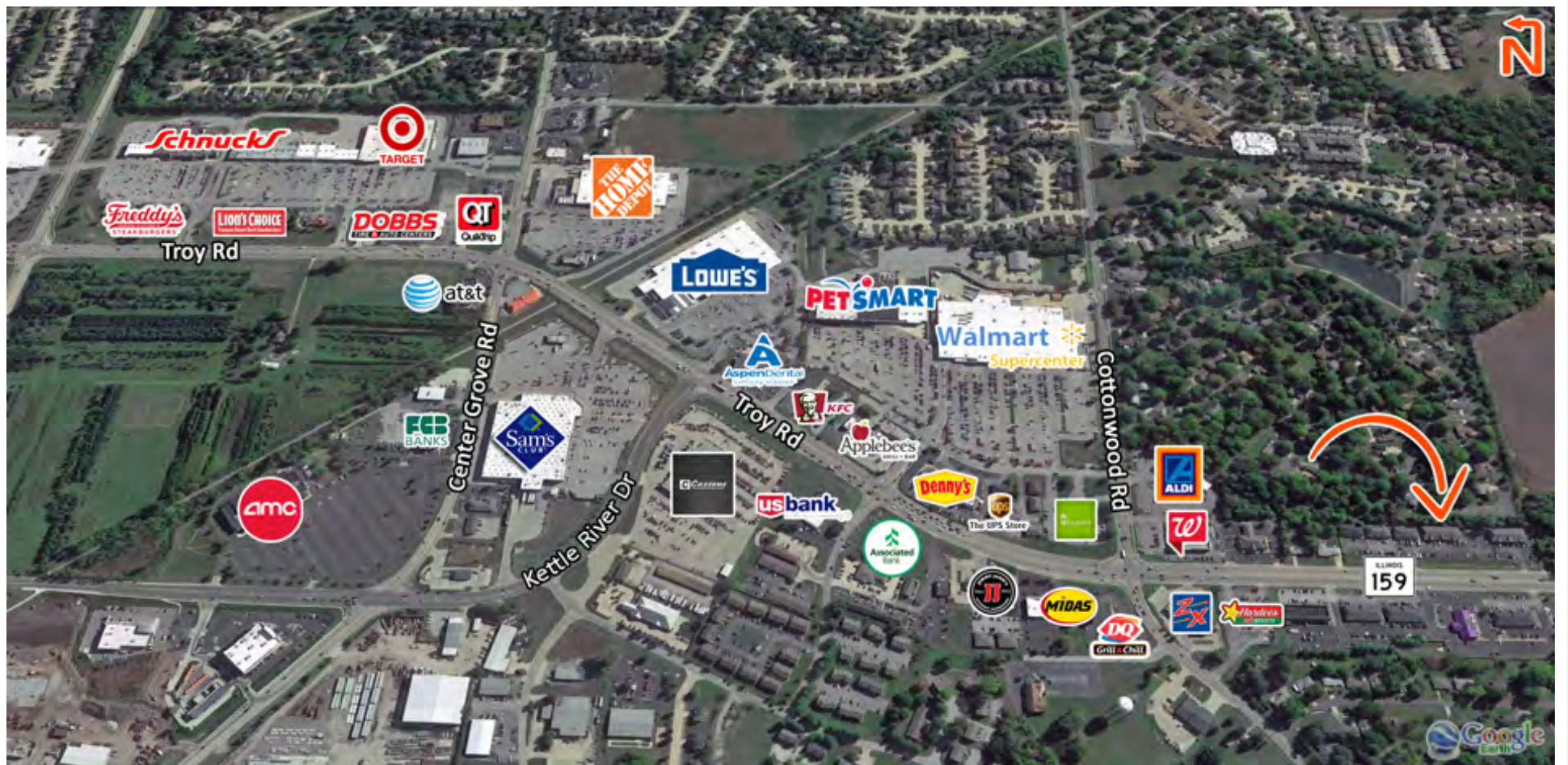
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



PROPERTY SUMMARY

2,000 SF with excellent exposure to IL Route 159
Highly trafficked corridor with 28,000 ADT
Located just south of Walmart and minutes from I-270

LEASE RATE: \$16.00 per SF, NNN

Listing No: 2464**Retail**4260 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: \$4.25
CAM Charges:
Lease Term:**Leasing Comments:****Comments**

Prime retail space on South State Rte 159 in Glen Carbon's retail corridor. Excellent frontage on the Hwy. Minutes from the I-70, just south of Walmart.

Total SF Available: 2,000 SF
Min Divisible SF: 2,000 SF**SQUARE FOOT INFO:****Building Total:** 7,000 SF
Total Available: 2,000 SF
Direct Lease: 2,000 SF
Sublease:
Office: 2,000 SF
Retail: 2,000 SF
Min Divisible: 2,000 SF
Max Contiguous: 2,000 SF**LAND MEASUREMENTS:****Acres:** 0.80
Frontage: 200 FT
Depth: 180 FT**PROPERTY INFORMATION:****Parcel No:** 14-2-15-26-02-201-011
County: Madison
Zoning: General Commercial
Zoning By: Glen Carbon
Complex:
Prior Use:
TIF:
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No
Parking: 34
Surface Type: Asphalt
Traffic Count: 28000
Property Tax: \$21,080.60
Tax Year: 2020**STRUCTURAL DATA:****Year Built:** 2004
Rehab Year: 2015
Floors: 1
Class: B
Clearance Min:
Clearance Max:
Floor Drains:
Exterior: Brick
Bay Spacing:
Sprinklers:**Listing Broker(s)**Collin Fischer CCIM
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