

1,265 SF Prime Retail at 159 Parkway

4225 S State Route 159, Glen Carbon, IL 62034



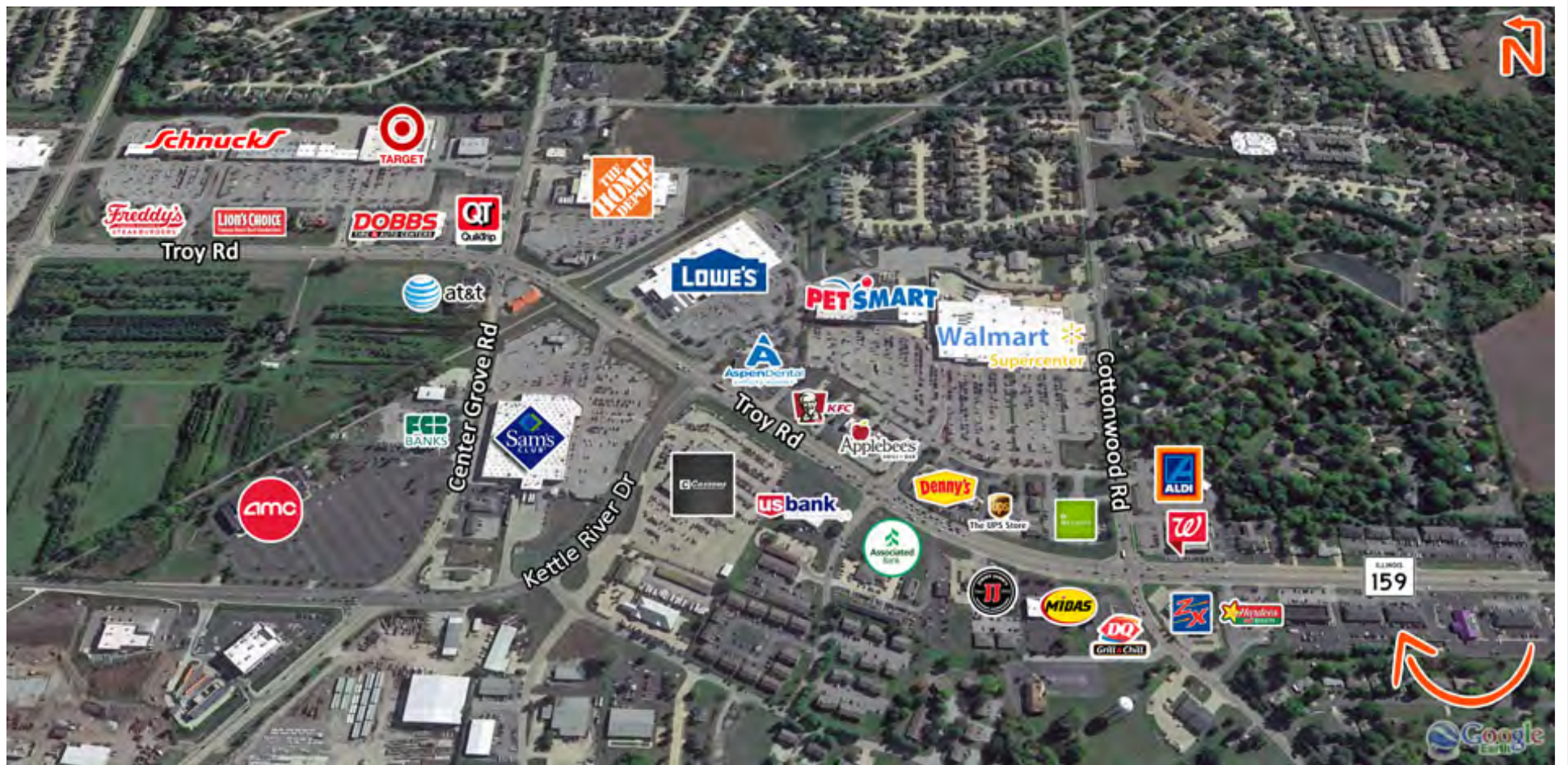
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PROPERTY SUMMARY

1,265 SF with excellent exposure to IL Route 159
Monument Signage on Route 159 (28,000 ADT)
Located just south of Walmart and minutes from I-270

LEASE RATE: \$16.00 per SF, NNN

Listing No: 2465

Retail

4225 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:
Net Charges: \$5.00
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: 1,265 SF
Min Divisible SF: 1,265 SF**SQUARE FOOT INFO:**Building Total: 6,500 SF
Total Available: 1,265 SF
Direct Lease: 1,265 SF
Sublease: 0 SF
Office: 1,265 SF
Retail: 1,265 SF
Min Divisible: 1,265 SF
Max Contiguous: 1,265 SF**LAND MEASUREMENTS:**Acres: 0.50
Frontage: 165 FT
Depth: 275 FT**PROPERTY INFORMATION:**

Parcel No:	14-2-15-26-01-105-068	TIF:		Parking:	54
County:	Madison	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	General Commercial	Survey:	No	Traffic Count:	28000
Zoning By:	Glen Carbon	Environmental:	No	Property Tax:	\$22,659.00
Complex:	159 Parkway	Archaeological:	No	Tax Year:	2020
Prior Use:					

**STRUCTURAL DATA:**

Year Built:	2001	Clearance Min:		Exterior:	Brick
Rehab Year:		Clearance Max:		Bay Spacing:	
Floors:	1	Floor Drains:		Sprinklers:	
Class:	B				

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