

3,500 SF Office/Retail Suite for Lease

1334 Central Park Dr., O'Fallon, IL 62269



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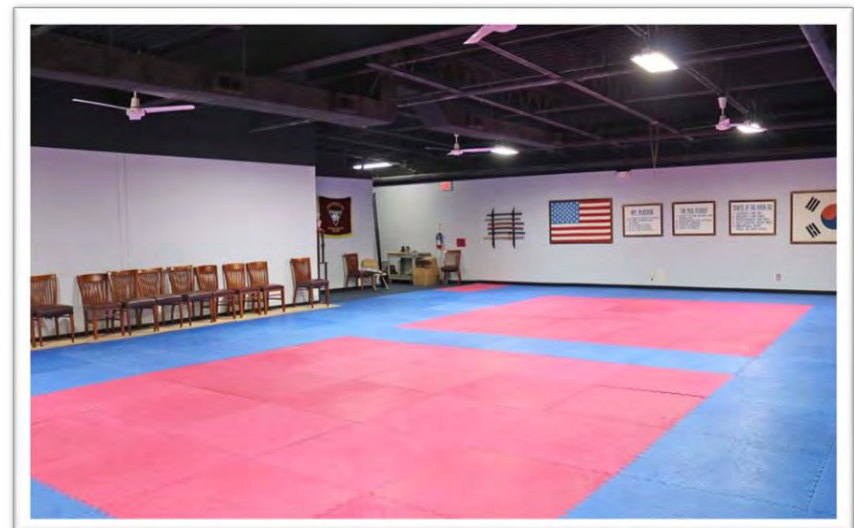
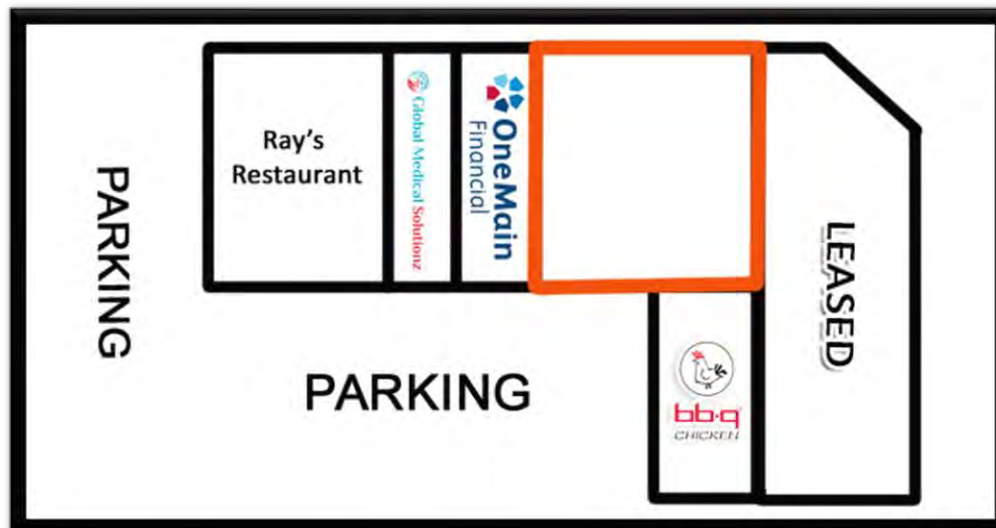
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

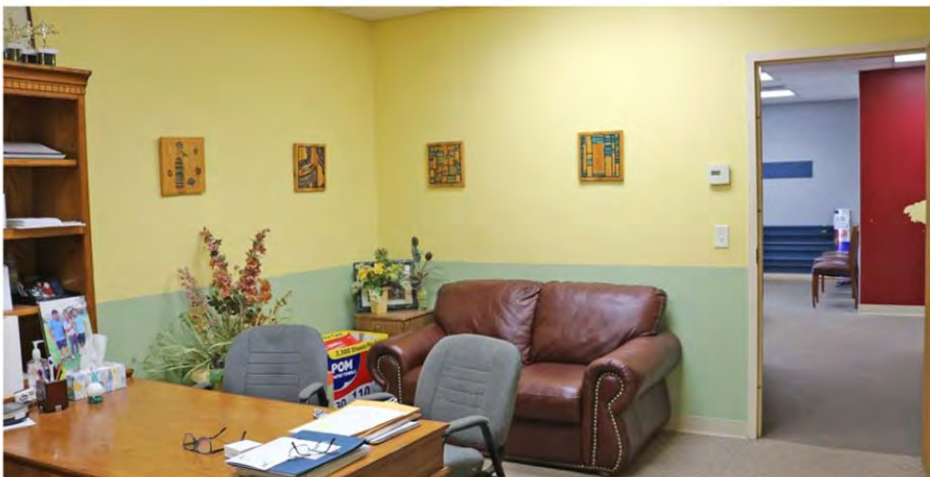
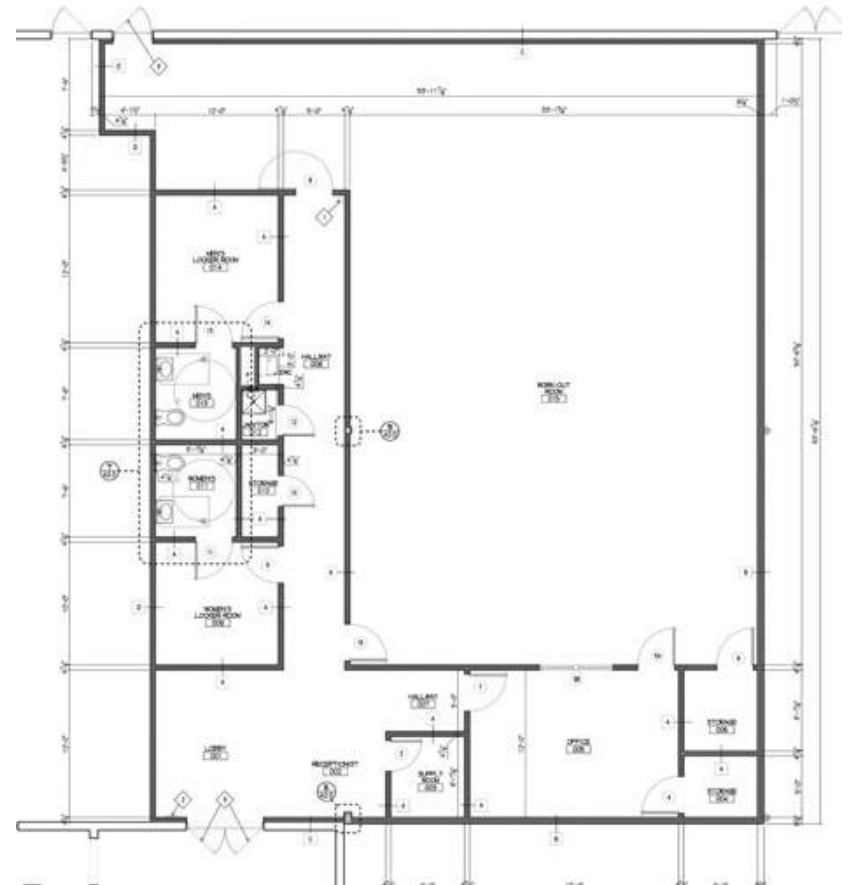


PROPERTY SUMMARY

- High visibility suite available in robust, growth market.
- Active martial arts dojo
- Adjacent to Interstate-64 (Exit 14), O'Fallon movie theater, and multiple national retailers.
- 25,000 ADT Combined

LEASE RATE: \$15.00 per SF, NNN (\$4.25 NNN Fee's)





Listing No:1630

Retail

Office / Retail

1334 Central Park Drive

O'Fallon, IL 62269

SALE INFORMATION:

For Sale:Yes

Sale Price:

Sale Price/SF:

CAP Rate:

GRM:

NOI:

LEASE INFORMATION:

For Lease:Yes

Lease Rate:\$15.00

Lease Type:NNN

Net Charges:\$4.25

CAM Charges:

Lease Term:

Leasing Comments:

Comments

Total SF Available:3,500 SF

Min Divisible SF:3,500 SF

SQUARE FOOT INFO:

Building Total:16,341 SF

Total Available:3,500 SF

Direct Lease:3,500 SF

Sublease:0 SF

Office:

Retail:3,500 SF

Min Divisible:3,500 SF

Max Contiguous:3,500 SF

LAND MEASUREMENTS:

Acres:2.14

Frontage:250 FT

Depth:350 FT

PROPERTY INFORMATION:

Parcel No:	03-25.0-301-009	TIF:	No	Parking:	110 shared parking spaces
County:	St. Clair	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	B-1(P)	Survey:	No	Traffic Count:	25,000 Combined
Zoning By:	O'Fallon	Environmental:	No	Property Tax:	\$33,012.00
Complex:	Sunrise Center II	Archaeological:	No	Tax Year:	2020
Prior Use:					



STRUCTURAL DATA:

Year Built:	2003	Clearance Min:	9'	Exterior:	Block
Rehab Year:		Clearance Max:	11'	Bay Spacing:	
Floors:	1	Floor Drains:		Sprinklers:	Yes
Class:	B				

Listing Broker(s)

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