

FOR SALE

1000 Broadway
Highland, IL 62249



REDEVELOPMENT OPPORTUNITY WITH LEASEBACK

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

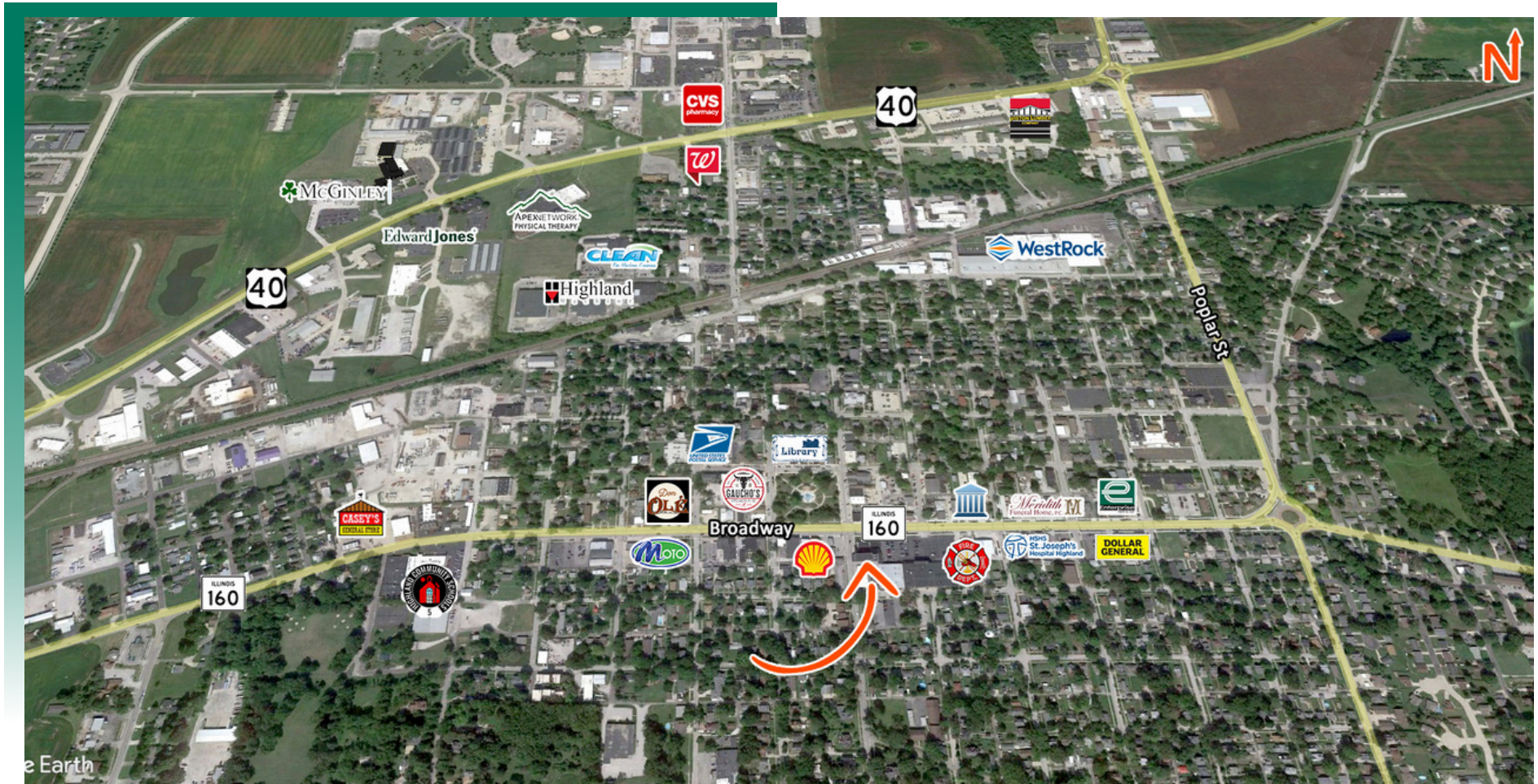
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AREA MAP

1000 Broadway, Highland, IL



LOCATION OVERVIEW

Located in heart of Midwest, proximity to St. Louis (30 miles east).

Accessibility to two major highways (I-70 and I-55), class one rail bisects through the city, four airports less than an hour away and 2 ports within 60 miles.

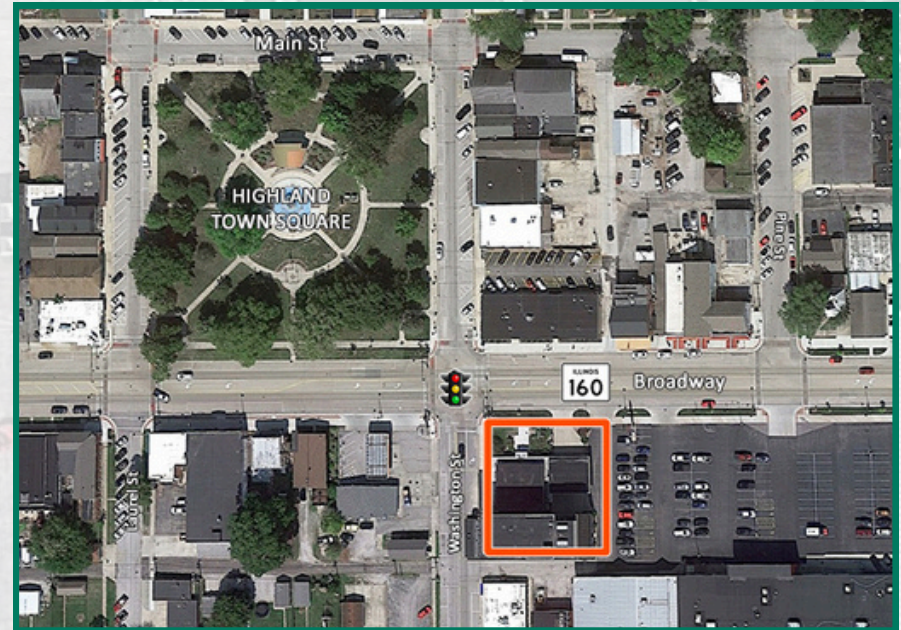
Highly visible location. Downtown Highland Square & Plaza Park is located across the street which encompasses multiple restaurants and retail establishments.

ADDITIONAL IMAGES / PROPERTY HIGHLIGHTS

1000 Broadway, Highland, IL



- 24,423 SF redevelopment opportunity available for sale and leaseback of 4,882 SF.
- Four story building with a minimum of 5,735 SF per floor.
- Professional office suites on each level accessible via elevator and stairwells.
- Building footprint comes with three additional out lots totaling 0.48 acres for surface parking.
- Great opportunity for redevelopment.



OFFICE/RETAIL PROPERTY SUMMARY

1000 BROADWAY

LISTING # 2539

LOCATION DETAILS:

Parcel #: 01-2-24-05-07-202-033; 01-2-24-05-11-201-009; 01-2-24-05-11-202-022; 01-2-24-05-11-202-020
County: IL - Madison
Zoning: C-2 Central Business Dist - Ci

PROPERTY OVERVIEW:

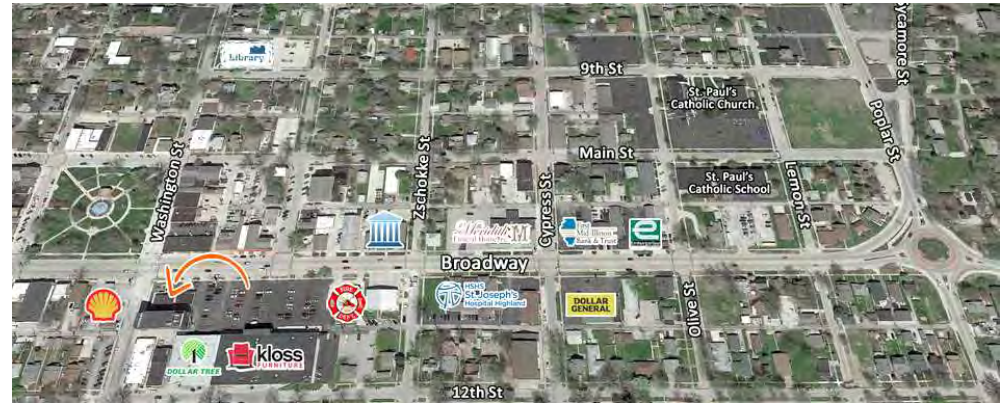
Building SF: 24,423
Vacant SF: 19,541
Signage: Building, Monument, Pylon
Lot Size: 0.92 Acres
Frontage: 132
Depth: 157
Parking Spaces: 50
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1982
Yr Renovated: 2000
Building Class: B
Ceilings: 7'-10'
Construction Type: Concrete, Block

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE/LEASE INFORMATION:

Sale Price: \$895,000
Price / SF: \$36.65

FINANCIAL INFORMATION:

Taxes: \$39,160.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 7,000

PROPERTY DESCRIPTION:

24,423 SF redevelopment opportunity available for sale and leaseback of 4,882 SF. Four story building with a minimum of 5,735 sf per floor. Building footprint comes with three additional out lots totaling 0.48 acres for surface parking. Professional office suites on each level accessible via elevator and stairwells. Highly visible location overlooking the Downtown Highland Square. Great opportunity for redevelopment. Downtown Highland Square & Plaza Park is located across the street which encompasses multiple restaurants and retail establishments.
Showings available by appointment only.

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