

FOR LEASE

101 Frey Ln, Suite A,
Fairview Heights, IL
62208

2,200 SF

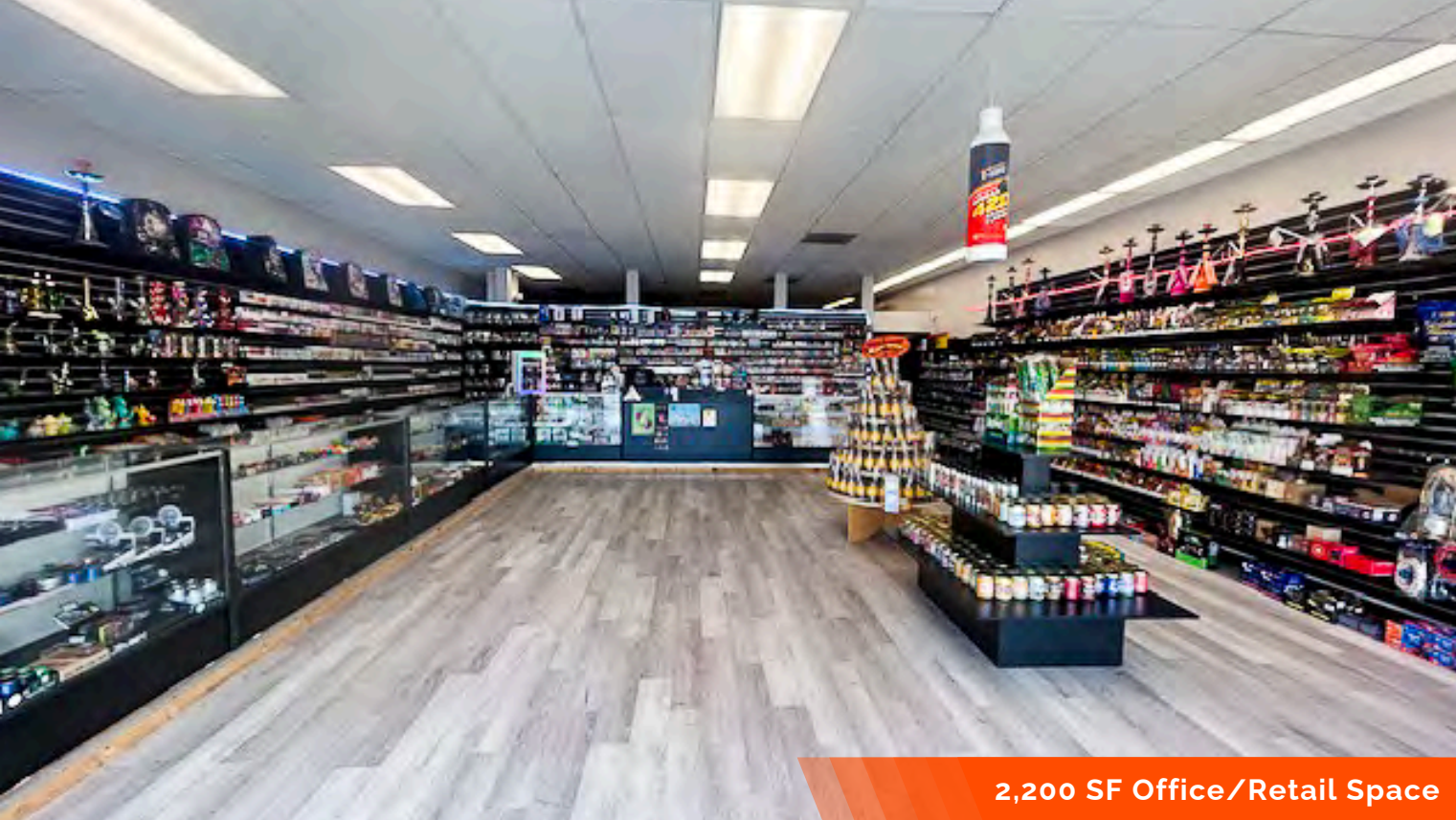


2,000+ SF OFFICE/RETAIL SPACE AVAILABLE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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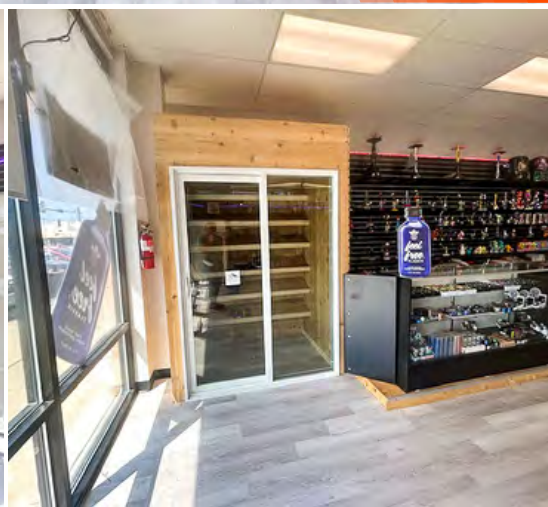
2,200 SF Office/Retail Space

2200 square feet of office/retail space available in a high-traffic area.

Current tenants include McCallister's Deli, a cell phone repair shop, and Sprint.

The location is conveniently situated across from St. Clair Square, Burger King, and numerous other retailers.

Most fixtures can remain in place.



PROPERTY HIGHLIGHTS



HIGH TRAFFIC AREA



I-64



STL AIRPORT
> 27 MILES



EXIT 12

AREA MAP

101 Frey Lane, Sutie A, Fairview Heights, IL 62207



LOCATION OVERVIEW

A prime retail space situated on Highway 50 in Fairview Heights, IL. This location is directly across the street from St. Clair Square. The lease rate is highly competitive.

OFFICE/RETAIL PROPERTY SUMMARY

101A FREY LANE

LISTING # 2577

LOCATION DETAILS:

Parcel #: 03-27.0-301-001
County: IL - St. Clair
Zoning: PB - Fairview Heights

PROPERTY OVERVIEW:

Building SF: 12,200
Vacant SF: 2,200
Usable Sqft: -
Min Divisible SF: 2,200
Max Contig SF: 2,200
Office SF: 2,200
Retail SF: 2,200
Signage: -
Lot Size: 0 SF
Frontage: -
Depth: -
Parking Spaces: -
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1996
Yr Renovated: 2021
Building Class: -
Ceilings: 10.0000
Construction Type: Brick

TAX INCENTIVE ZONES:

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



SALE/LEASE INFORMATION:

Lease Rate: \$11.00/SF
Lease Type: -
NNN Expenses: -
CAM: \$3.00

FINANCIAL INFORMATION:

Taxes: -
Tax Year: -

DEMOGRAPHICS:

Traffic Count: 18600

PROPERTY DESCRIPTION:

2200 sq feet of retail/office space in a high traffic retail center.

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