

FOR LEASE

2,728 SF RETAIL SPACE

1727 West Hwy 50 Suite 100 & 200, O'Fallon, IL



BARBERMURPHY

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AREA MAP



PROPERTY SUMMARY

- High Visibility/Traffic Location with 20,000 + ADT
- Commercial Corridor
- Marquee Signage
- 1 mile to Interstate 64

LEASE RATE: \$1,500-\$2,000 per Month, Gross

Listing No: 2592

Retail

Retail

1727 West Highway 50
1727 West Highway 50, Suite 100
& 200 O'Fallon, IL 62269

SALE INFORMATION:

For Sale: No

Sale Price:

Sale Price/SF:

CAP Rate:

GRM:

NOI:

LEASE INFORMATION:

For Lease: Yes

Lease Rate: Suite 100: \$1,500
Suite 200: \$2,000

Lease Type: Gross

Net Charges:

CAM Charges:

Lease Term:

Leasing Comments:

Comments

Two Suites available For Lease.
Suite 100: 1,500 SF (Open floor plan, Marquee signage, corner location & restroom).
Suite 200: (Open floor plan, Marquee signage, storage room, private office & restroom).
Situated on high traffic street (Highway 50)
1 Mile from Interstate 64. Surrounded by big box retail, fast food restaurants and office properties.

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.

Total SF Available: 2,728 SF

Min Divisible SF: 1,228 SF

SQUARE FOOT INFO:

Building Total: 2,728 SF

Total Available: 2,728 SF

Direct Lease: 2,728 SF

Sublease:

Office:

Retail: 2,728 SF

Min Divisible: 1,228 SF

Max Contiguous: 2,728 SF

LAND MEASUREMENTS:

Acres: 0.51

Frontage: 96 FT

Depth: 233 FT

PROPERTY INFORMATION:

Parcel No: 03-26.0-300-056

County: St. Clair

Zoning: B-2

Zoning By: O'Fallon

Complex:

Prior Use: Retail

TIF: No

Enterprise Zone: No

Survey: No

Environmental: No

Archaeological: No

Parking: 30

Surface Type: Asphalt

Traffic Count: 20,500

Property Tax: \$7,146.06

Tax Year: 2021

**STRUCTURAL DATA:**

Year Built: 1952 Clearance Min: 8 Exterior: Vinyl/Wood

Rehab Year: Clearance Max: 10 Bay Spacing: N/A

Floors: 1 Floor Drains: No Sprinklers: No

Class:

Listing Broker(s)

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