

FOR
LEASE

1,200 SF RETAIL / OFFICE SUITE

2630 Mascoutah Avenue, Belleville, IL 62221



BARBERMURPHY

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AREA MAP



PROPERTY SUMMARY

- 1,200 SF Open Floor Plan
- Adjacent to IL-158 and Green Mount Road (ADT 17,800)
- Neighboring tenants: El Gordito Mexican Restaurant, Farmers insurance, Great Clips, Circle K and Orchard Dental Care

LEASE RATE: \$1,850/Month, NNN

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Listing No: 2603

Retail

green mount station
2630 Mascoutah Ave.
Belleville, IL

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$1,850
Lease Type: NNN
Net Charges: \$8.00
CAM Charges:
Lease Term:

Leasing Comments:

Comments

1200 SF bay in Green Mount Station. Currently operated as a nail salon. Interior exhibits an open floor plan. Neighboring tenants include El Gordito Mexican restaurant, Farmers insurance, Great Clips, Orchard Dental care and others. Located Close to Eckert's! Orchards. Good high traffic location.

Total SF Available: 1,200 SF
Min Divisible SF: 1,200 SF

SQUARE FOOT INFO:

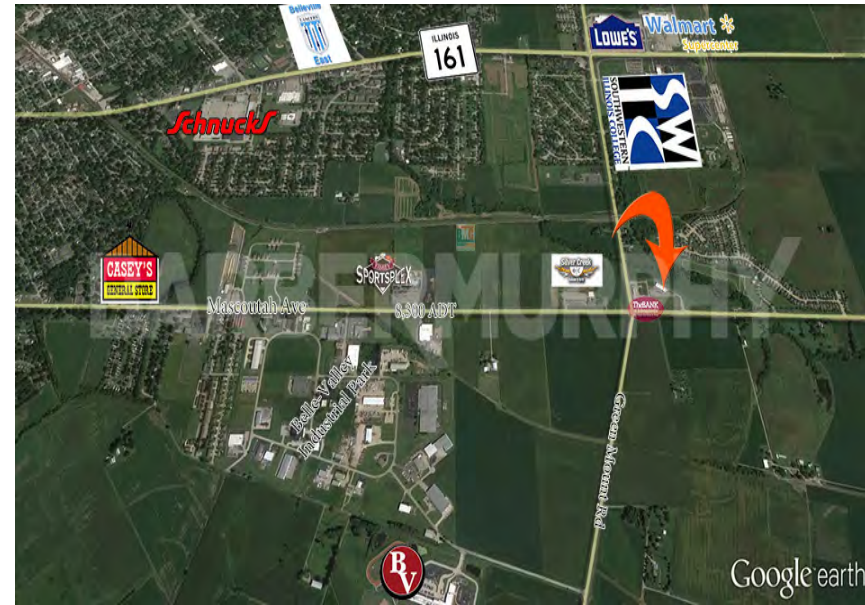
Building Total: 1,200 SF
Total Available: 1,200 SF
Direct Lease: 1,200 SF
Sublease:
Office: 1,200 SF
Retail: 1,200 SF
Min Divisible: 1,200 SF
Max Contiguous: 1,200 SF

LAND MEASUREMENTS:

Acres:
Frontage:
Depth:

PROPERTY INFORMATION:

Parcel No: 09-30.0-111-003	TIF: No	Parking: common
County: St. Clair	Enterprise Zone: No	Surface Type: asphalt
Zoning: C-2	Survey: No	Traffic Count: 17800
Zoning By: Belleville	Environmental: No	Property Tax:
Complex:	Archaeological: No	Tax Year:
Prior Use: nail salon		



STRUCTURAL DATA:

Year Built: 2009	Clearance Min: 10	Exterior: brick combo
Rehab Year:	Clearance Max: 14	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class:		

Listing Broker(s)

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