

# 11,000+/- SF ON 1.3 ACRES FOR SALE/LEASE

1801 N. Illinois St. (Route 159), Swansea, IL 62226



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# AREA MAP & PROPERTY SUMMARY



- 11,000+/- SF with covered drive-thru
- High visibility site
- Combined ADT of 36,000 (Routes 161 & 159)
- Full access from both thoroughfares
- Monument signage at lighted intersection

**LEASE RATE: \$16.50/SF, NNN**  
**SALE PRICE: \$1,950,000**

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# IMAGES



# DEMOGRAPHICS & MARKET OVERVIEW



## HOUSEHOLDS

1 MILE: 3,614  
3 MILES: 30,479  
5 MILES: 49,569



## POPULATION

1 MILE: 7,269  
3 MILES: 62,027  
5 MILES: 103,167



## AVERAGE HH INCOME

1 MILE: \$46.5k  
3 MILES: \$56.4k  
5 MILES: \$61.1k

The Village of Swansea is centrally located in the St. Louis Metropolitan East Area, 20 minutes from downtown St. Louis via Interstate 64. Scott Air Force Base is located to the east, which is the largest employer on the IL side of the Metropolitan Area.

Swansea has an educated workforce, affordable and welcoming neighborhoods, quality local schools and quick access to area interstates.

**Listing No:** 2607

**Retail**

**Commercial**

1801-1803 N Illinois Street  
Swansea, IL 62226

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$1,950,000  
**Sale Price/SF:**  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

**For Lease:** Yes  
**Lease Rate:** \$16.50/SF  
**Lease Type:** NNN  
**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

11,000 +/- SF former pharmacy / convenience store with covered drive through. Easy accessible parking lot, with separate fenced in dumpsters and outdoor storage. 5'x8' grade level door with hydraulic lift near door. Fully Sprinkled. Employee breakroom with restrooms and office mezzanine. Tremendous visibility at the corner of IL-159 and IL 161.

**Comments**

**Total SF Available:** 11,000 SF  
**Min Divisible SF:** 11,000 SF

**SQUARE FOOT INFO:**

**Building Total:** 11,000 SF  
**Total Available:** 11,000 SF  
**Direct Lease:** 11,000 SF  
**Sublease:** 0 SF  
**Office:** 11,000 SF  
**Retail:** 11,000 SF  
**Min Divisible:** 11,000 SF  
**Max Contiguous:** 11,000 SF

**LAND MEASUREMENTS:**

**Acres:** 1.31  
**Frontage:** 433 FT  
**Depth:** 170 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 08-15.0-101-045; 044; 043; 042; 041	<b>TIF:</b> No	<b>Parking:</b> 64
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Surface Type:</b> Asphalt
<b>Zoning:</b> Planned Business	<b>Survey:</b> No	<b>Traffic Count:</b> 37,000
<b>Zoning By:</b> Village of Swansea	<b>Environmental:</b> No	<b>Property Tax:</b> \$39,102.32
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Tax Year:</b> 2021
<b>Prior Use:</b> CVS		



**STRUCTURAL DATA:**

<b>Year Built:</b> 2000	<b>Clearance Min:</b> 7	<b>Exterior:</b> Brick
<b>Rehab Year:</b>	<b>Clearance Max:</b> 12	<b>Bay Spacing:</b>
<b>Floors:</b> 1	<b>Floor Drains:</b>	<b>Sprinklers:</b> Yes
<b>Class:</b> A		

**Listing Broker(s)**

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