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



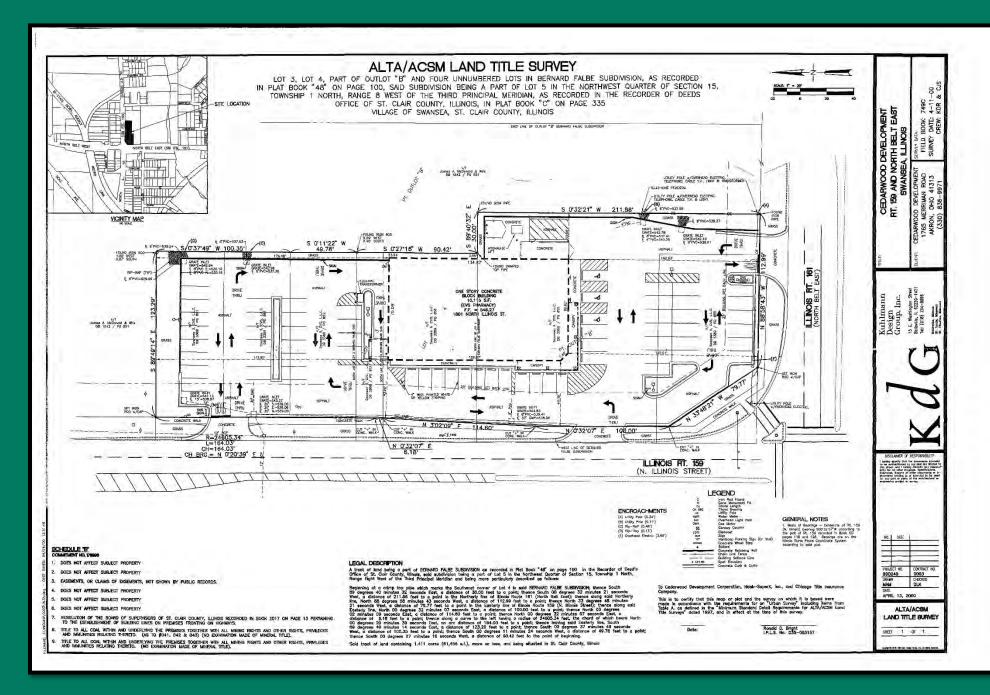
- 11,000+/- SF with covered drive-thru
- High visibility site
- Combined ADT of 36,000 (Routes 161 & 159)
- Full access from both thoroughfares
- Monument signage at lighted intersection

LEASE RATE: \$16.50/SF, NNN

SALE PRICE: \$1,950,000



SITE PLAN



IMAGES











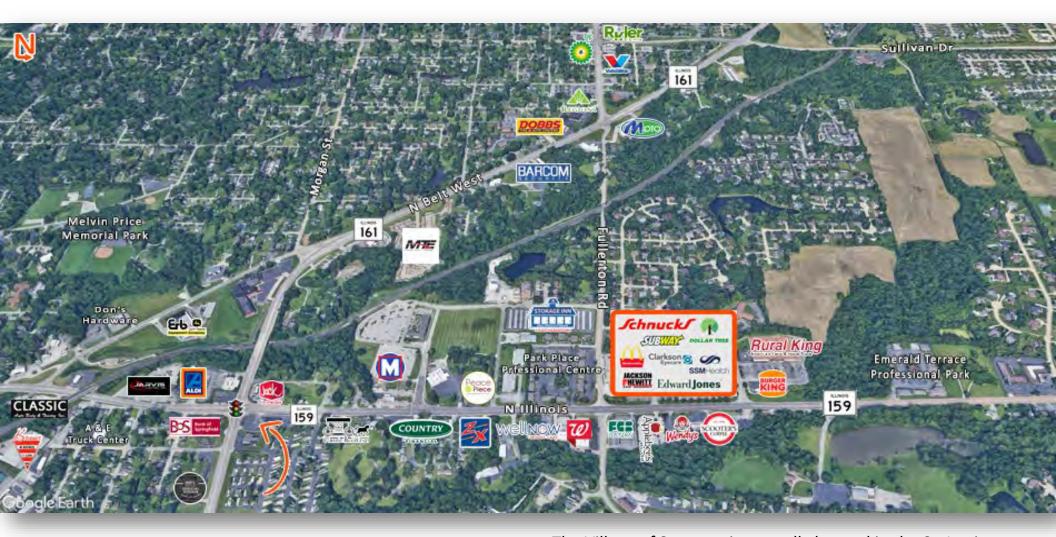






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DEMOGRAPHICS & MARKET OVERVIEW





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: **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.

NNN

Comments

Total SF Available: 11.000 SF 11,000 SF Min Divisible SF:

SQUARE FOOT INFO:

Building Total: 11,000 SF 11.000 SF **Total Available: Direct Lease:** 11,000 SF 0 SF Sublease: 11.000 SF Office: Retail: 11.000 SF 11,000 SF Min Divisible: **Max Contiguous:** 11,000 SF

LAND MEASUREMENTS:

Acres: 1.31 433 FT Frontage: Depth: 170 FT



PROPERTY INFORMATION:

Parcel No: 08-15.0-101-045; 044; TIF: No Parking: 64

043; 042; 041

St. Clair County: **Enterprise Zone:** No Asphalt 37,000 Zoning: Planned Business Survey: No **Traffic Count:** Zoning By: Village of Swansea **Environmental: Property Tax:**

Complex: **Prior Use:**

CVS

Archaeological:

No No **Surface Type:**

\$39,102.32

2021

Tax Year:

STRUCTURAL DATA:

Year Built: 2000 Clearance Min: 7 **Exterior:** Brick

Rehab Year: **Clearance Max:** 12 **Bay Spacing:**

Floors: 1 Floor Drains: Sprinklers: Yes

Α Class:

Listing Broker(s)

Collin Fischer CCIM Office: (618) 277-4400 collinf@barbermurphy.com Cell: (618) 420-2376

Mike Durbin Office: (618) 277-4400 miked@barbermurphy.com Cell: (618) 960-8675

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