



FOR LEASE- 2,000 SF MEDICAL/OFFICE SUITE

4041 Mississippi Ave. Cahokia Heights, IL 62206

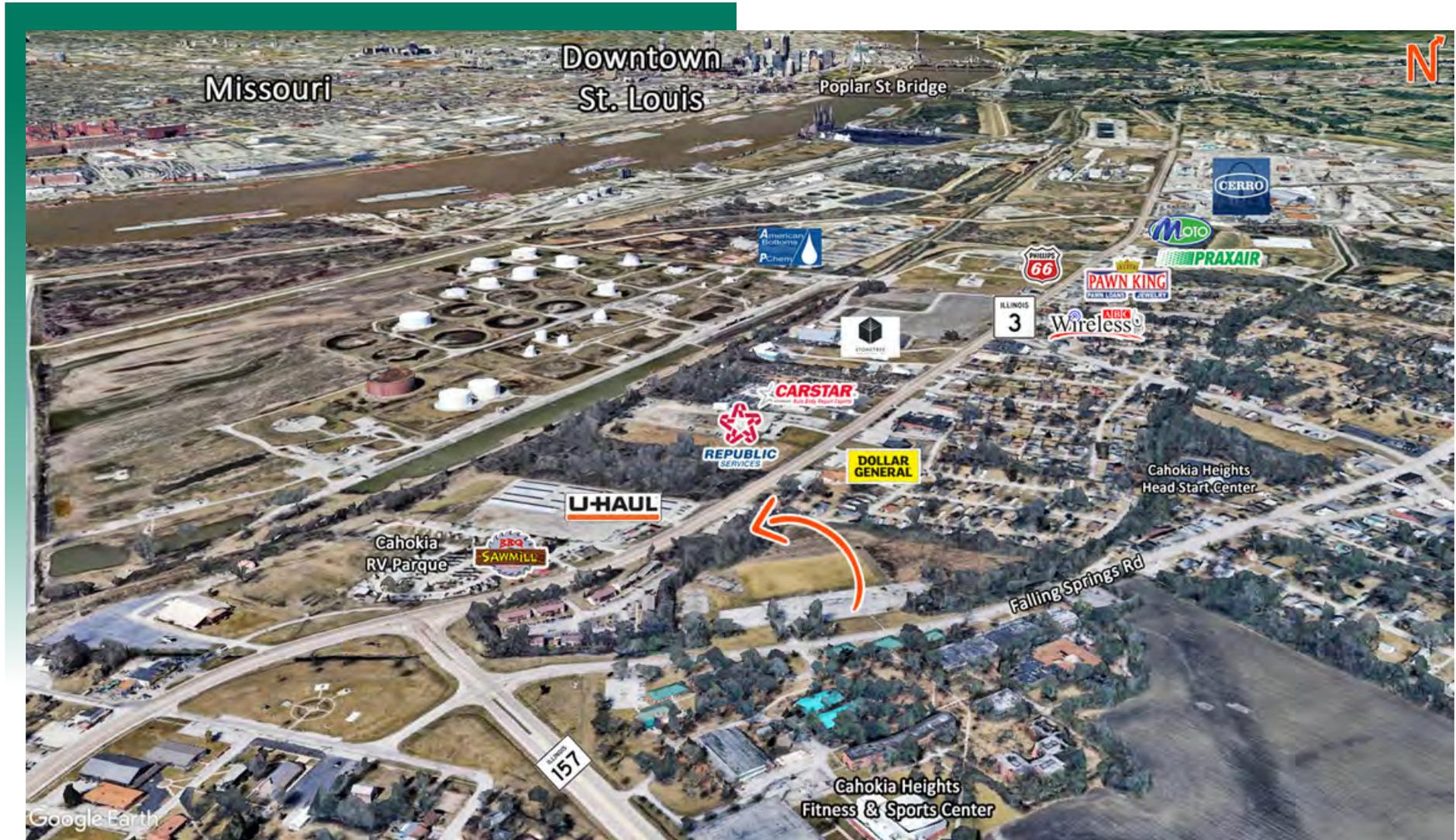
BARBERMURPHY
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AREA MAP

4041 Mississippi Ave. Cahokia Heights, IL 62206

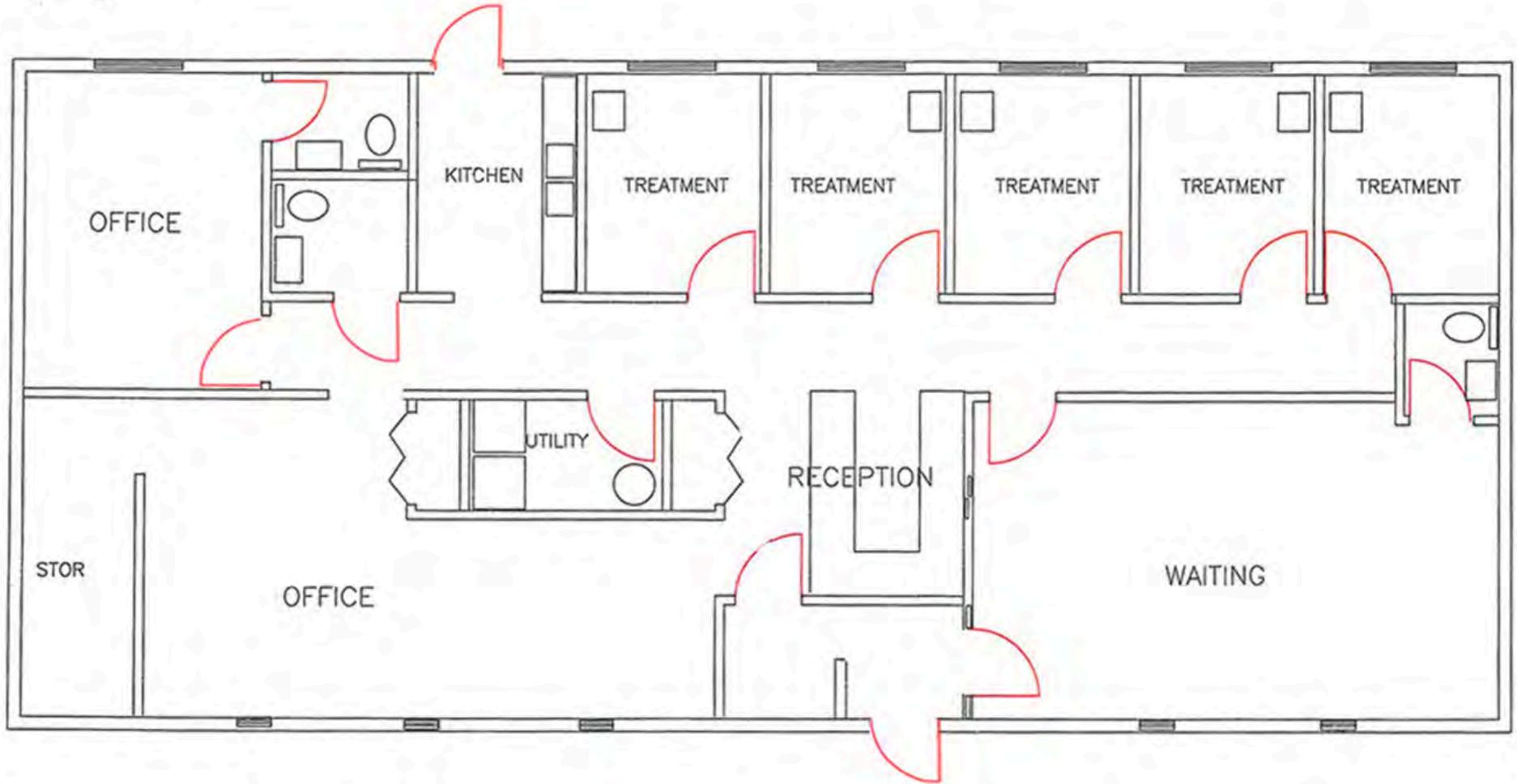


LOCATION OVERVIEW

High traffic location with 14,300 ADT

FLOOR PLAN

4041 Mississippi Ave. Cahokia Heights, IL 62206



*Not to scale

PROPERTY PHOTOS

4041 Mississippi Ave. Cahokia Heights, IL 62206

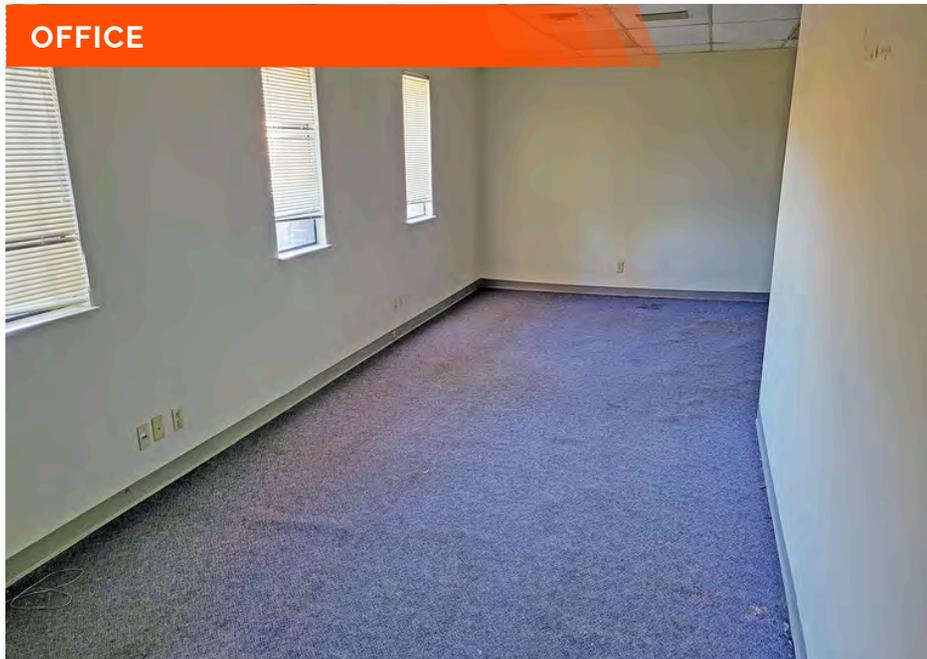
INTERIOR



KITCHEN



OFFICE



PROPERTY INFORMATION

- Reception Area
- Waiting Area
- Five Treatment/Exam Rooms
- Two Private Offices
- Kitchen/Break Area
- Utility Room
- Storage
- Two Restrooms

LEASE RATE: \$12.00/SF, Gross

PROPERTY PHOTOS

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RECEPTION



WAITING ROOM



INTERIOR

OFFICE/RETAIL SUMMARY

4041 MISSISSIPPI AVE

LISTING # 3219

LOCATION DETAILS:

Parcel # 01-35.0-305-028 & 039
County: IL - St. Clair
Zoning: Commercial - Cahokia Heights

PROPERTY OVERVIEW:

Building SF: 3,000
Vacant SF: 2,000
Min Divisible SF: 2,000
Max Contig SF: 2,000
Office SF: 3,000
Lot Size: 0.99 Acres
Frontage: 269
Depth: 150
Parking Spaces: 22
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1982
Ceilings: 10'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$12.00/SF
Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$7,929.78
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 14300

PROPERTY DESCRIPTION:

2,000 SF Medical/Office Suite. This 2,000 SF suite is well-suited for a medical, clinical, or professional office user. The space was previously occupied by a medical tenant and retains a functional layout reflective of that use.

The suite features: Reception Area – A dedicated reception station positioned at the entrance, Waiting Area – A generously sized waiting room adjacent to reception, Five Treatment/Exam Rooms – A row of five private treatment rooms along the rear of the suite, ideal for clinical, therapy, or private consultation use, Two Private Offices – Two enclosed office spaces offering flexibility for administrative or executive use, Kitchen/Break Area – A full kitchen with cabinetry and sink, suitable for staff use, Utility Room – A dedicated utility/mechanical space, Storage – A separate storage area, & Two Restrooms – Conveniently located within the suite.

The layout is well-configured for a medical, behavioral health, physical therapy, or similar healthcare provider, though it could also be adapted for general professional office use. Current neighboring tenant is Kevin Schmidt, State Representative District 114.



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