

FOR SALE

1604 N Illinois
Swansea, IL 62226



MIXED USE PROPERTY - THREE BUILDINGS TOTALING 23,802 SF

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Matt Barriger
Broker Associate
Office: (618) 277-4400 (Ext. 17)
Cell: (618) 973-5507
mattb@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

1604 N Illinois, Swansea, IL 62226



LOCATION OVERVIEW

Located on the North/South thoroughfare of Illinois 159. 252' of frontage on IL Route 159 (N Illinois St).

PROPERTY PHOTOS

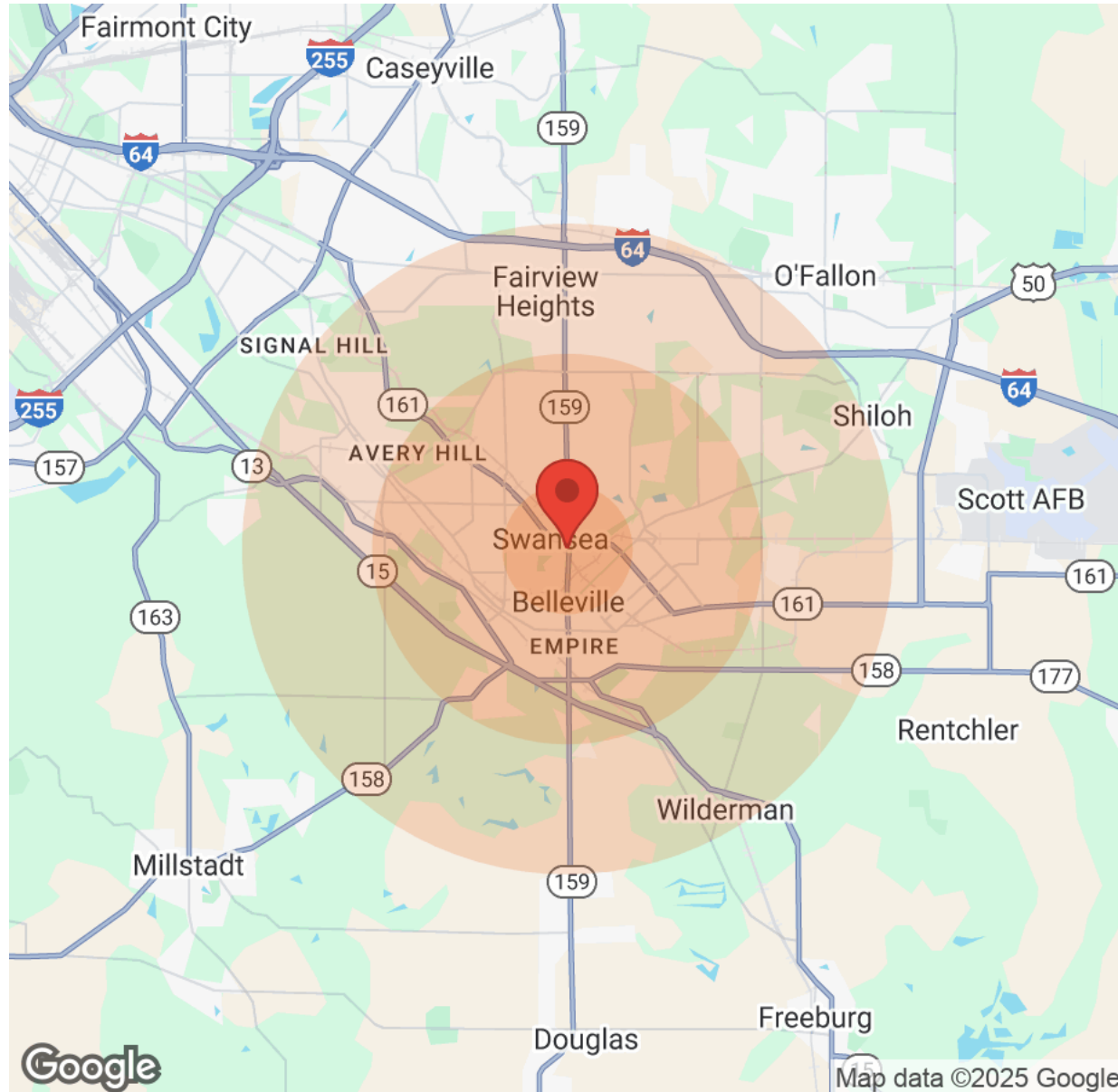
1604 N Illinois, Swansea, IL 62226



5 parcel portfolio, situated on 3.86 acres and 3 buildings totaling 23,802 SF. Seller to lease back 4,542 SF building. Vacant and ready to lease/occupy 15,000 SF building and a 4,260. 15,000 SF building consists of retail/office/warehouse combination, fenced yard, overhead drive-in door and showroom. 4,260 SF building consists of large open retail area, 2 storage rooms and restrooms.

DEMOGRAPHICS

1604 NORTH ILLINOIS STREET



Population	1 Mile	3 Miles	5 Miles
Male	3,404	31,617	53,206
Female	3,414	34,568	58,022
Total Population	6,818	66,185	111,228

Income	1 Mile	3 Miles	5 Miles
Median	\$34,811	\$51,357	\$52,423
< \$15,000	371	3,598	5,140
\$15,000-\$24,999	524	3,506	4,923
\$25,000-\$34,999	514	3,195	4,992
\$35,000-\$49,999	500	3,953	6,669
\$50,000-\$74,999	451	5,780	10,035
\$75,000-\$99,999	291	3,393	6,249
\$100,000-\$149,999	127	3,005	5,773
\$150,000-\$199,999	14	894	1,744
> \$200,000	7	576	1,019

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,405	31,540	51,877
Occupied	2,900	28,637	47,481
Owner Occupied	1,617	18,032	31,239
Renter Occupied	1,283	10,605	16,242
Vacant	505	2,903	4,396

INDUSTRIAL PROPERTY SUMMARY

1604 NORTH ILLINOIS STREET

LISTING # 2712

LOCATION DETAILS:

Parcel #: 08-16.0-407-004, 005, 007, 008 & 009
County: St. Clair
Zoning: HB - Highway Business

PROPERTY OVERVIEW:

Building SF: 23,802
Office SF: 4,000
Warehouse SF: 11,000
Min Divisible SF: 4,260
Max Contig SF: 15,000
Lot Size: 3.65 Acres
Frontage: 615
Depth: IRR
Parking Spaces: 40
Parking Surface Type: Asphalt & Concrete
Archeological: No
Environmental: No
Survey: No

STRUCTURAL DATA:

Year Built: 1986
Renovated: 2018
Clear Ht Min: 8'
Clear Ht Max: 16'
Bay Spacing: Clear Span
Construction Type: Wood Frame,Metal Exterior
Roof: Metal
Floor Type: Concrete
Floor Thickness: 6

FACILITY INFORMATION:

Heat: Yes
AC: Yes
Lighting: LED
Sprinklers: No
Insulated: No
Ventilation: No
Compressed Air: No
Restrooms Men: Yes
Restrooms Womens: Yes
Floor Drains: No

LOADING & DOORS:

Dock Doors: None

Drive In Doors: (2)

Drive In Door Size: 10'X10' and 14'X12'

TRANSPORATION:

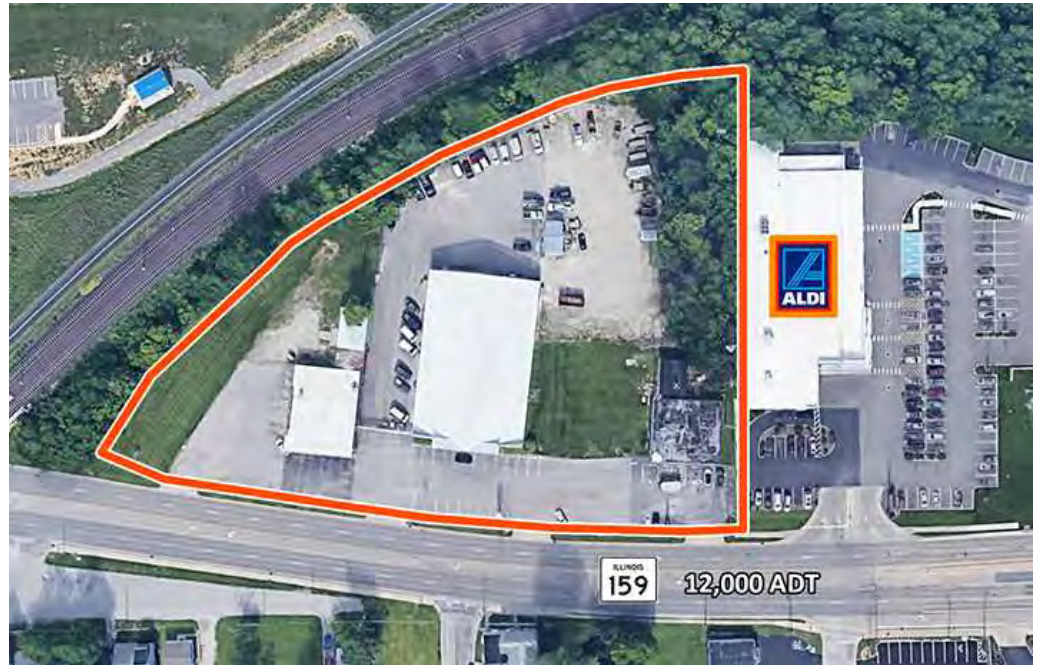
Interstate Access: I-64

INDUSTRIAL PROPERTY SUMMARY PG 2

1604 NORTH ILLINOIS STREET

UTILITY INFO:

Water Provider:	American Water
Water Location:	On Site
Sewer Provider:	City of Swansea
Sewer Location:	On Site
Gas Provider:	Ameren IL
Gas Location:	On Site
Electric Provider:	Ameren IL
Electric Location:	On Site
Voltage Low:	120
Voltage High:	240
Amps:	200
Phase:	1



TAX INCENTIVE ZONES:

TIF District:	Yes
Enterprise Zone:	No
Opportunity Zone:	No
Foreign Trade Zone:	No

SALE/LEASE INFORMATION:

Sale Price:	\$1,500,000
Price / SF:	\$63.02

Property Description

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FINANCIAL INFORMATION:

Taxes:	\$20,118.70
Tax Year:	2023