

LAND FOR SALE

# 1 ACRE INVESTMENT PROPERTY WITH PRE-APPROVED COMMERCIAL BUILDING PLANS

121 SOUTH MAIN ST, SHILOH, IL 62269



**SALE PRICE: \$650,000**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Boulevard Shiloh, IL 62269

618-277-4400

BARBERMURPHY.COM

PRESENTED BY:

**TONY SMALLMON**

Broker

office: (618) 277-4400

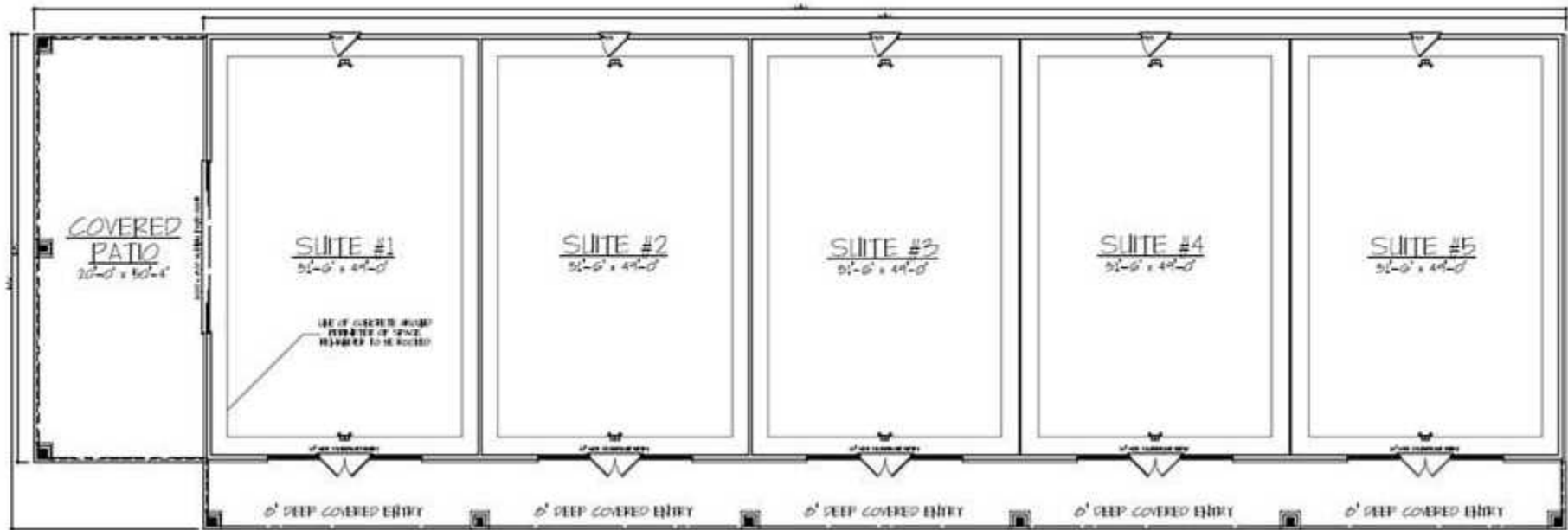
cell: (618) 407-4240

tonys@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.

# BUILD TO SUIT

1 ACRE INVESTMENT PROPERTY WITH PRE-APPROVED COMMERCIAL BUILDING PLANS  
121 South Main St | Shiloh, IL 62269

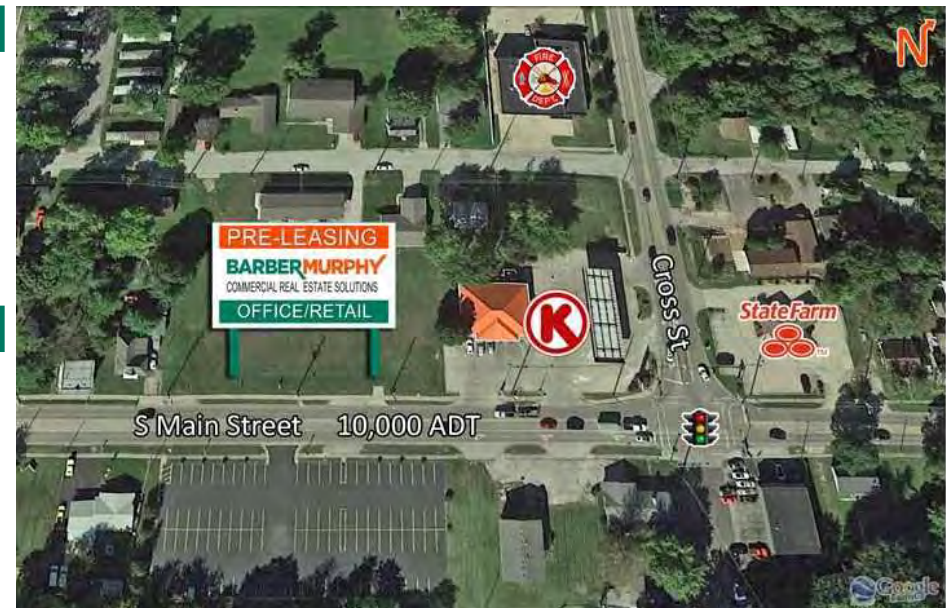


## PROPERTY DESCRIPTION

- 1 Acre
- White box finish or landlord will Finish-to-Suit
- Excellent location on Main Street in Shiloh, only minutes from SAFB, Memorial East Hospital and Siteman Cancer Center and the Savannah Luxury Apartment Community

## BUILD TO SUIT

- 8,000 total SF Office/Retail Center
- 5 Suites - (1,600 SF per Unit)
- SF can be adjusted based on tenant needs
- Each suite has a covered entry and 12' ceilings
- Suite 1 - Prime layout for restaurant use with a planned 1,000 SF covered patio area for outdoor dining

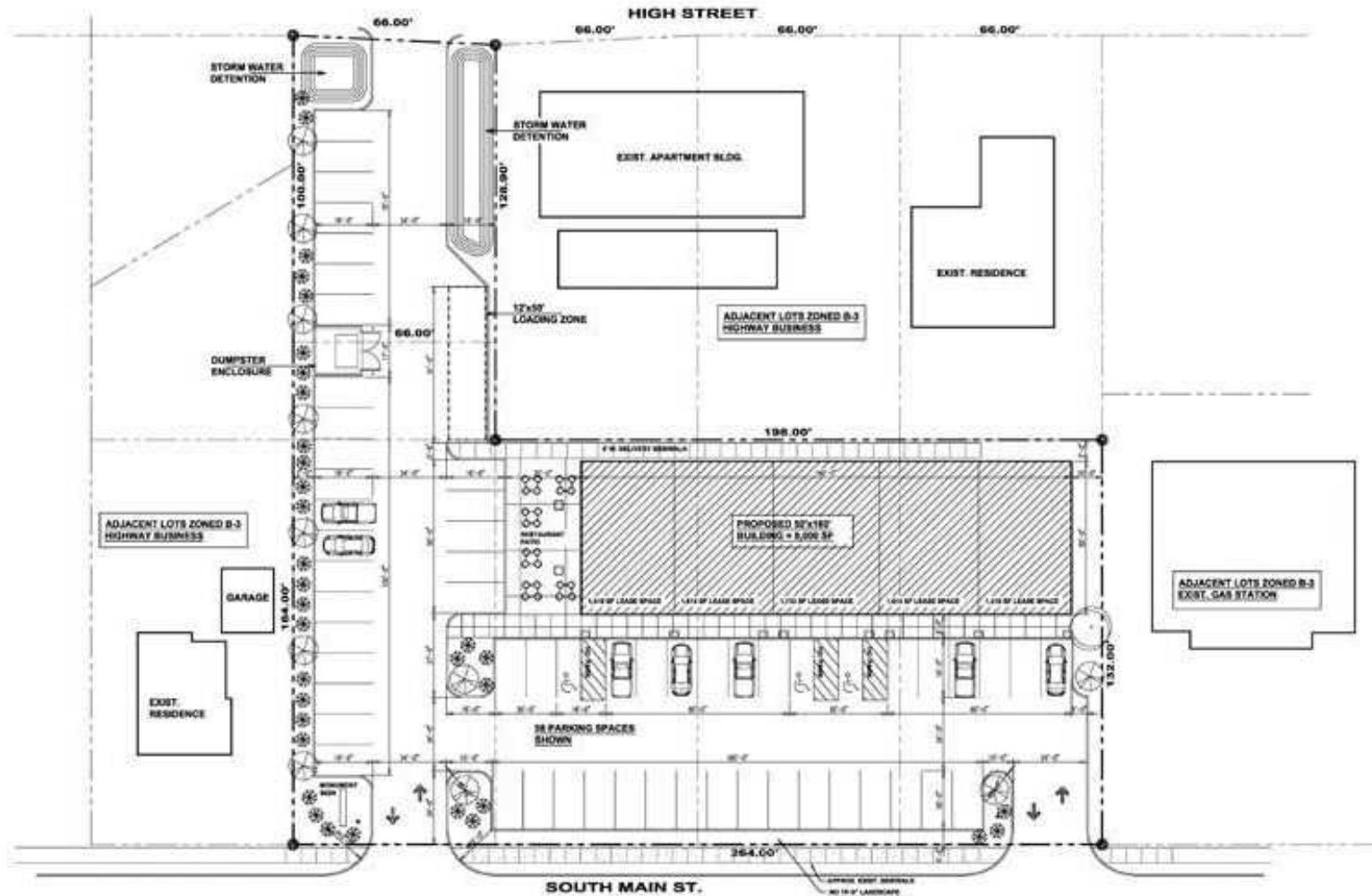


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# SITE PLAN

1 ACRE INVESTMENT PROPERTY WITH PRE-APPROVED COMMERCIAL BUILDING PLANS  
121 South Main St | Shiloh, IL 62269



## PROPOSED STRIP MALL SITE PLAN

SCALE : 1/16" = 1'-0"



**SOUTH MAIN STREET, VILLAGE OF SHILOH  
FOR SHILOH VKV, LLC**

APPLICANT: VKV, LLC  
NO 10' OF LANDSCAPE BUFFER REQUIRED UNLESS OTHERWISE NOTED



# LAND PROPERTY SUMMARY

1 ACRE FOR SALE OR BUILD TO SUIT  
121 South Main St | Shiloh, IL 62269

## LISTING # 2177

### SALE/LEASE INFO

Price: \$650,000  
Price / SF: \$28.81/SF

### LAND MEASUREMENTS

Lot Size: 1 Acre  
Min Divisible Acres: 1 Acre  
Dimensions: 264 FT x 147 FT

### PROPERTY INFO

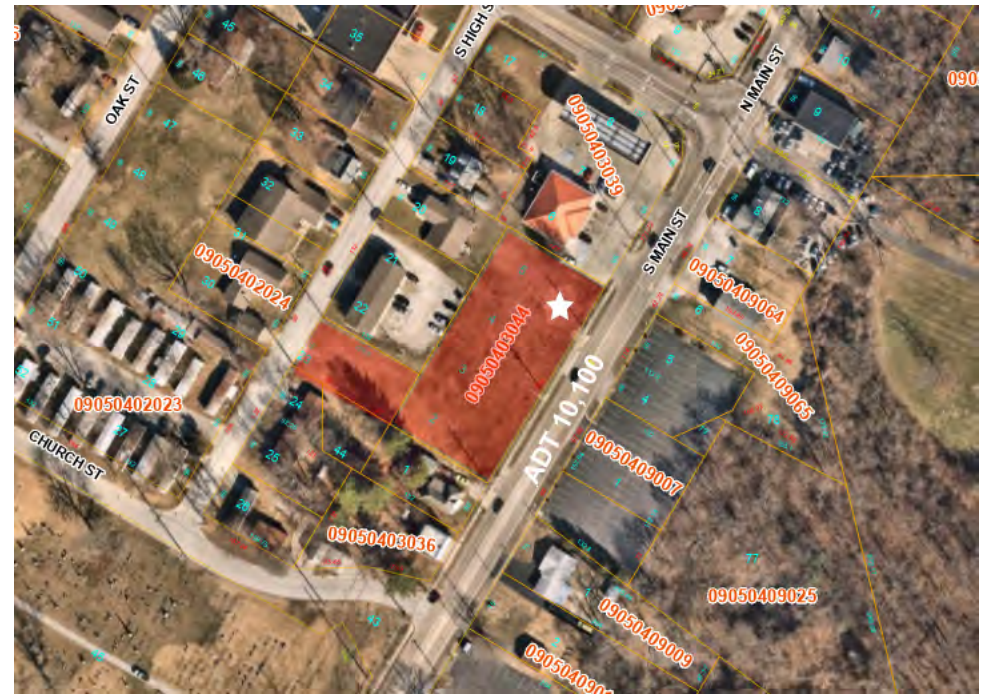
APN: 09-05.0-403-044/045  
County: IL - St. Clair  
Zoning: Highway Business - Village of  
Topography: Flat  
Survey: Yes  
Traffic Count: 10,100  
Property Taxes: \$2,075

### UTILITY INFO

Water Provider/Location: IL American  
Sewer Provider/Location: O'Fallon  
Gas Provider/Location: Ameren  
Electric Provider/Location: Ameren

### TRANSPORTATION

Interstate: I-64  
Airport: MidAmerica (5 miles) & St. Louis (34 miles)



### Property Description

One Acre Commercial Lot in Downtown Shiloh Illinois. Two Parcels with approved strip center plan approved by The Village of Shiloh.

### Location Overview

Convenient located near Memorial Hospital, Scott Air Base and Shiloh Retail Districts.

# OFFICE/RETAIL PROPERTY INFO

1 ACRE FOR SALE OR BUILD TO SUIT  
121 South Main St | Shiloh, IL 62269

## LISTING # 2177

### SQUARE FOOT INFO

Building SF:	8,000
Direct Lease:	8,000
Office SF:	8,000
Retail SF:	8,000
Min Divisible:	1,600
Max Contiguous:	8,000

### PROPERTY INFO

APN:	09-05.0-403-044/045
County:	IL - St. Clair
Zoning:	Highway Business - Village of
Property Taxes:	\$2,075
Parking:	32
Traffic Count:	10,100
Survey:	YES

### STRUCTURAL DATA

Floors:	1
Construction Type:	Brick/Hardie Board
Min-Max Clearance:	9' - 12'
Class:	B

### LAND MEASUREMENTS

Lot Size:	1 Acre
Dimensions:	264 FT x 147 FT



### BUILD TO SUIT INFO:

Lease Rate:	\$22.00 - \$22.00
Lease Type:	NNN

### Property Overview

One Acre Commercial Lot in Downtown Shiloh Illinois. Two Parcels with approved strip center plan approved by The Village of Shiloh. Owner will also consider a Build To Suit. New Building suites will be divisible at 1,600 SF. White Box Finish or Landlord will Finish-to-Suit. End Cap unit to include a covered outside patio for potential restaurant space

### Location Overview

Convenient located near Memorial Hospital, Scott Air Base and Shiloh Retail Districts.