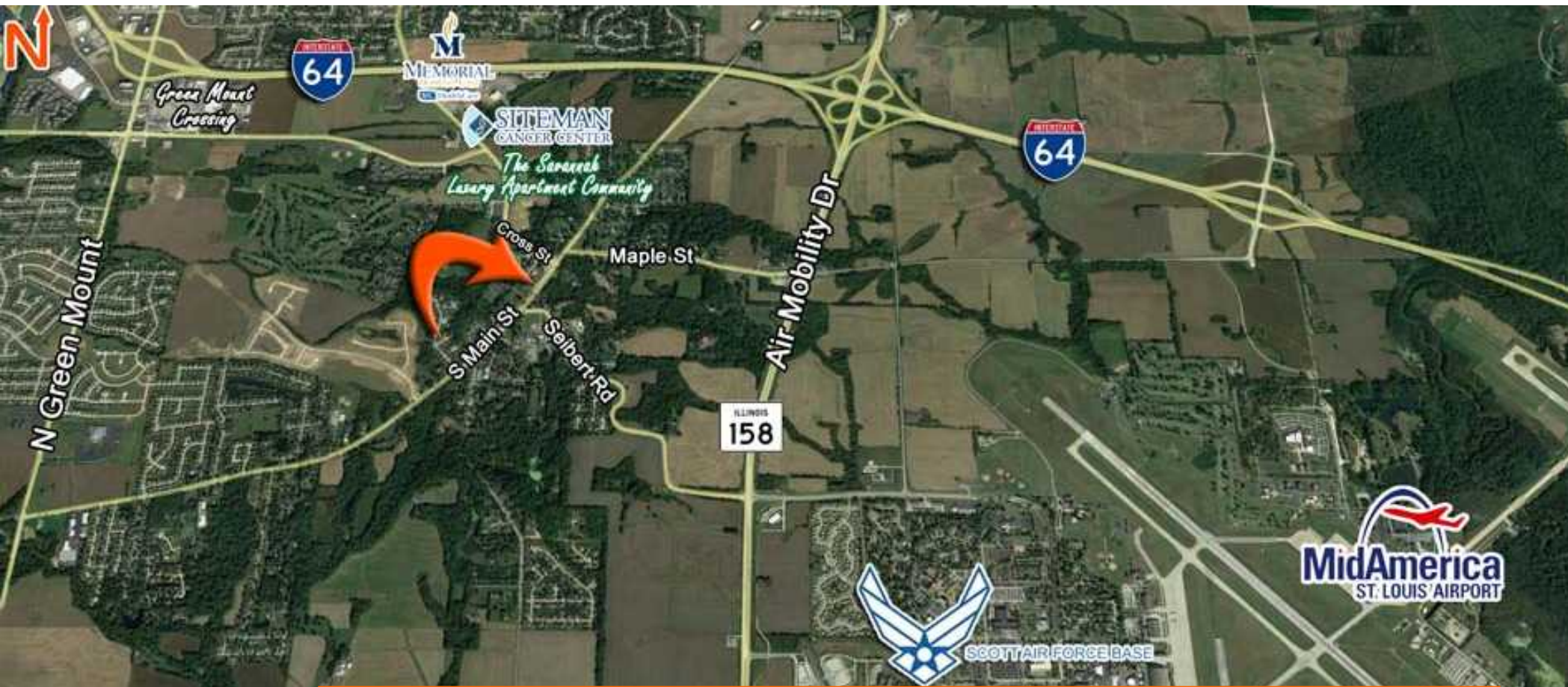


LAND FOR SALE--PRE-LEASING OFFICE/RETAIL SUITES

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS

# 1 ACRE FOR SALE OR BUILD TO SUIT

121 SOUTH MAIN ST, SHILOH, IL 62269



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

**BARBER MURPHY**  
1173 Fortune Boulevard  
Shiloh, IL 62269

PRESENTED BY:

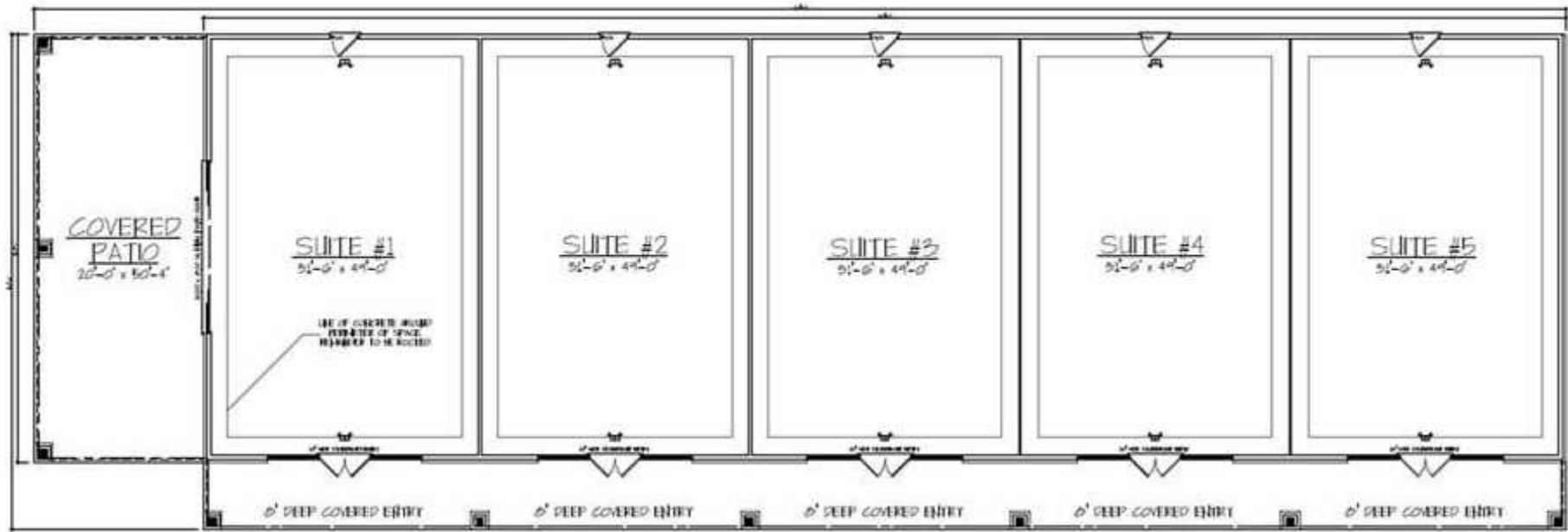
**TONY SMALLMON**  
Broker  
office: (618) 277-4400  
cell: (618) 407-4240  
tonys@barbermurphy.com

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS

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

121 South Main St  
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

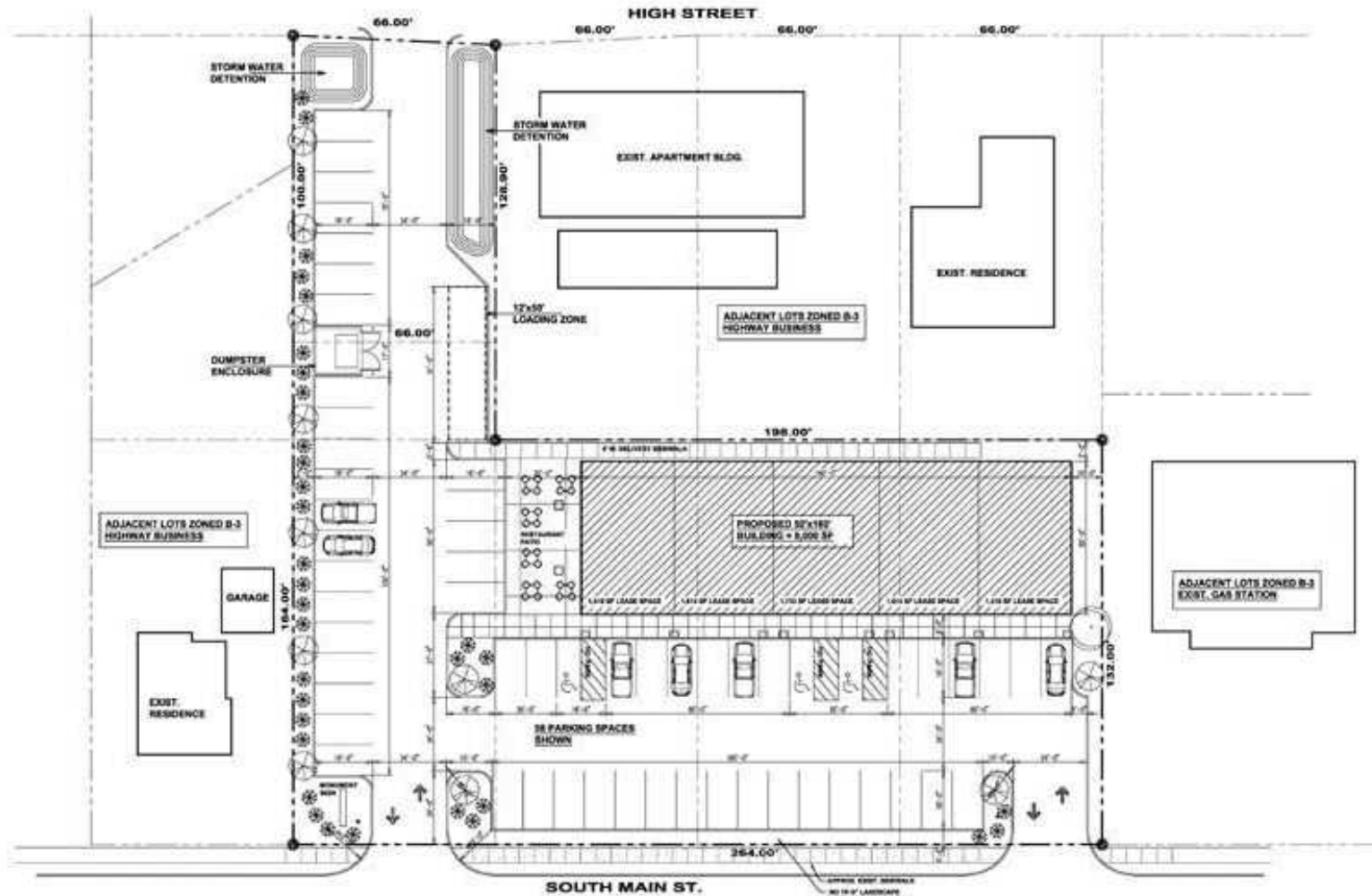


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COMMERCIAL REAL ESTATE SOLUTIONS

# SITE PLAN

121 South Main St  
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: SHILOH VKV, LLC  
NO 10' OF LANDSCAPE  
NEEDED AROUND PERIMETER  
IF FILLAGE WILL OCCUR



# LAND PROPERTY SUMMARY

121 South Main St  
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: \$2,168

### 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.