

OFFICE/RETAIL FOR LEASE

2,750 SF OFFICE/RETAIL/BANK

104 REGENCY PARK DR, O'FALLON, IL 62269



LEASE RATE: \$5,200/MONTH, NNN

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

PRESENTED BY:

JOHN EICHENLAUB

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johne@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.

PROPERTY PHOTOS

104 REGENCY PARK



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PROPERTY PHOTOS

104 REGENCY PARK

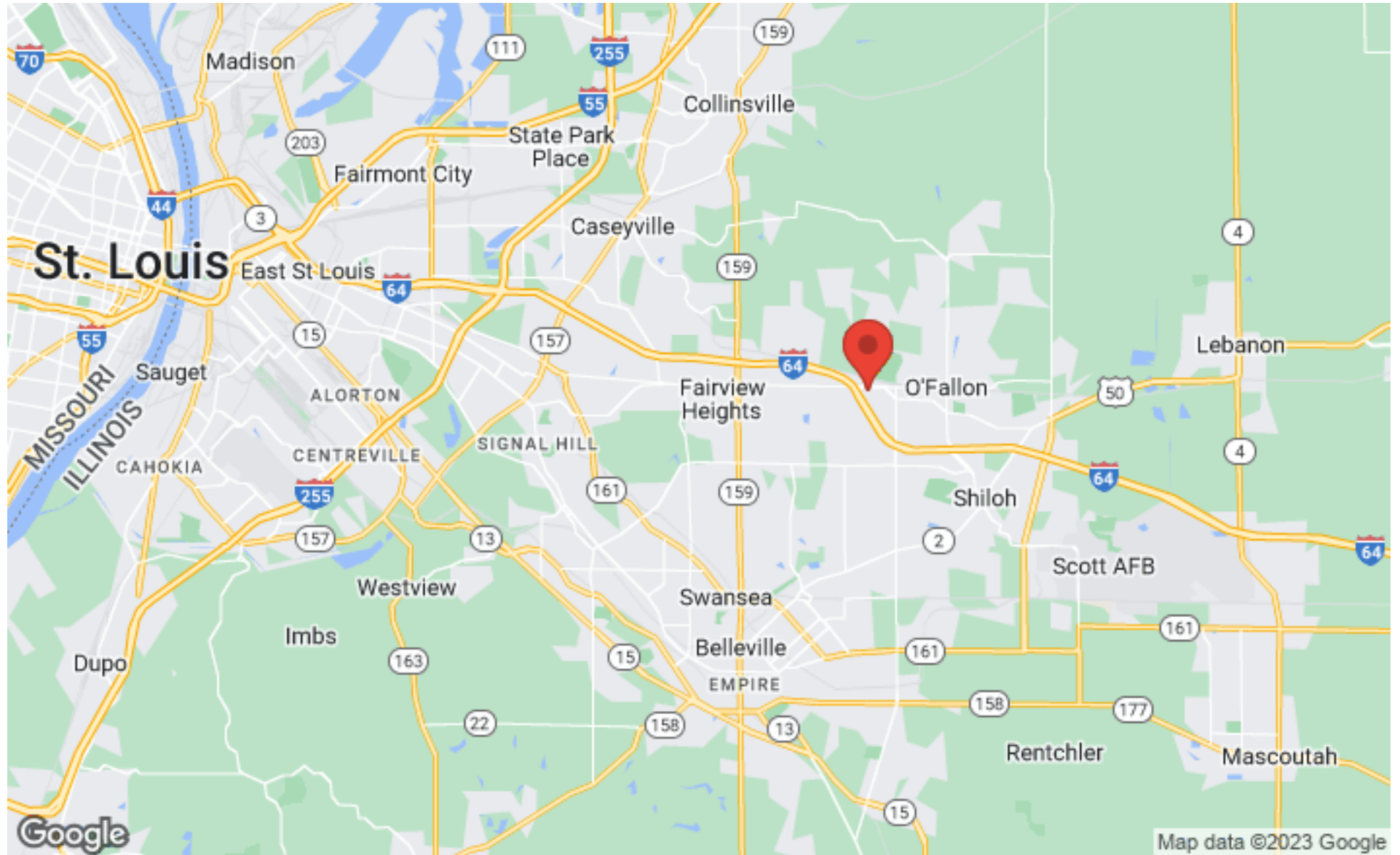


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REGIONAL MAP

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AREA MAP & PROPERTY DESCRIPTION

104 REGENCY PARK



PROPERTY DESCRIPTION

Excellent opportunity for a retail, restaurant, office or regional bank. Located 1/8 of mile from I-64 and 1/8 mile from St. Elizabeth's hospital.. Building contains 4 private offices, existing vault, 4 teller stations, 3 drive thru lanes plus an additional ATM drive lane.

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OFFICE/RETAIL PROPERTY INFO

104 REGENCY PARK

LISTING # 2766

SQUARE FOOT INFO

Building SF:	2,750
Direct Lease:	2,750
Office SF:	2,750
Min Divisible:	2,750
Max Contiguous:	2,750

PROPERTY INFO

APN:	03-250-327-024
County:	IL - St. Clair
Zoning:	B-1
Property Taxes:	\$28,585
Prior Use:	Bank
Parking:	Attached
Traffic Count:	N/A

STRUCTURAL DATA

Year Built:	1995
Rehab Year:	2019
Floors:	1
Signage:	Monument
Construction Type:	Brick
Min-Max Clearance:	9' x 12'

LAND MEASUREMENTS

Lot Size:	1.50 Acres
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SALE/LEASE INFO

Lease Rate:	\$5,200/Month
Lease Type:	NNN

Location Overview

O'Fallon, IL is located approximately 2 miles from the intersection of Interstate 64 and U.S. Route 50. O'Fallon is 5 miles from Scott Air Force Base and 17 miles from St. Louis, Missouri. Resides in St. Clair county as the second largest city in the Metro-East region and Southern IL.