

FOR LEASE
SUITE 100

734 Cambridge Blvd.,
O'Fallon, IL 62269



3,400 SF OFFICE/GARAGE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

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Broker

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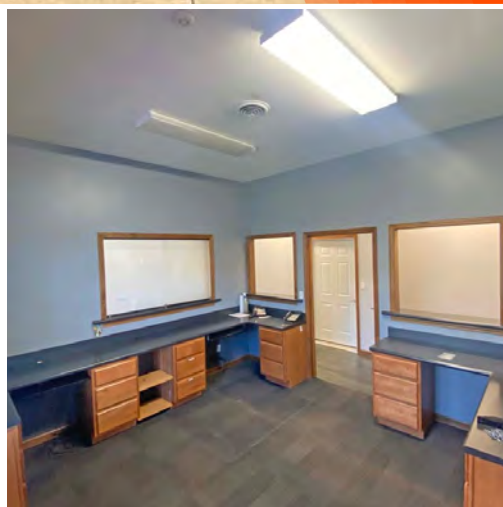




ATTACHED GARAGE

The Office space features 7 rooms to use as offices or exam rooms with an attached 3 car garage.

It is equipped with a heated garage. The office space includes six offices/exam rooms and one executive office/exam room with a private bathroom. Common areas include a waiting room, break room, and storage room. This well-appointed office space is ideal for efficient and versatile office operations. The space was previously used as a doctor's office and has a lead wall for an x-ray machine.



PROPERTY HIGHLIGHTS



Restrooms



Breakroom



Kitchenette



(2) Grade Doors



9' Clear Height



200 AMPS



7 Offices or Exam Rooms

SUITE 100: FLOOR PLAN

734 CAMBRIDGE BLVD, O'FALLON, IL 62269



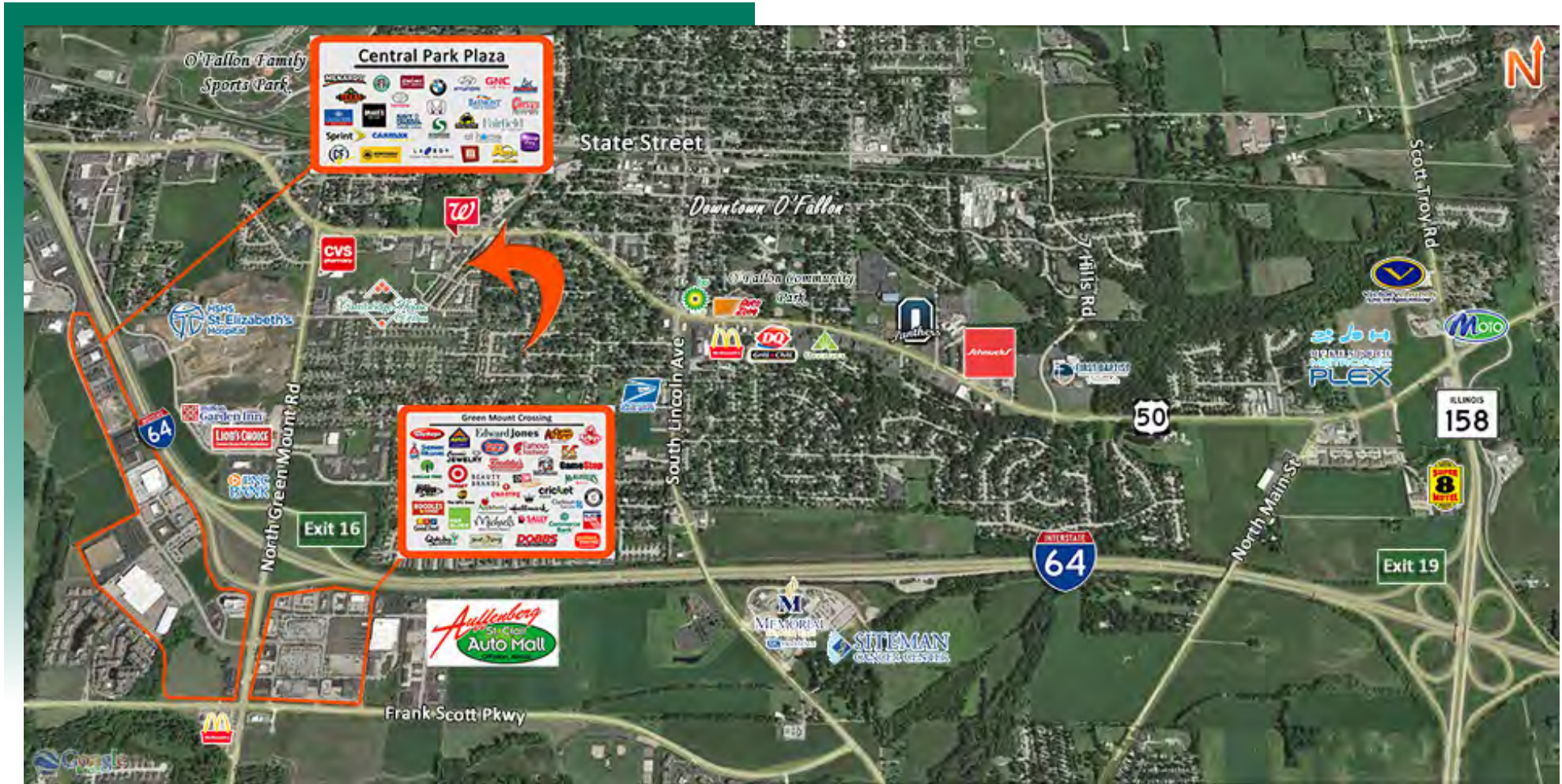
SUITE 100 PHOTOS

734 CAMBRIDGE BLVD, O'FALLON, IL 62269



AREA MAP

734 CAMBRIDGE BLVD, O'FALLON, IL 62269




LOCATION OVERVIEW

The 3,400 SF Office with an attached 3 car garage is strategically situated in O'Fallon, IL, just off Highway 50, making it easily accessible for transportation and logistics. It's close proximity to St. Louis, MO, offers convenient access to a major metropolitan area.



Monument


2,600 ADT


MidAmerica Airport
12 miles

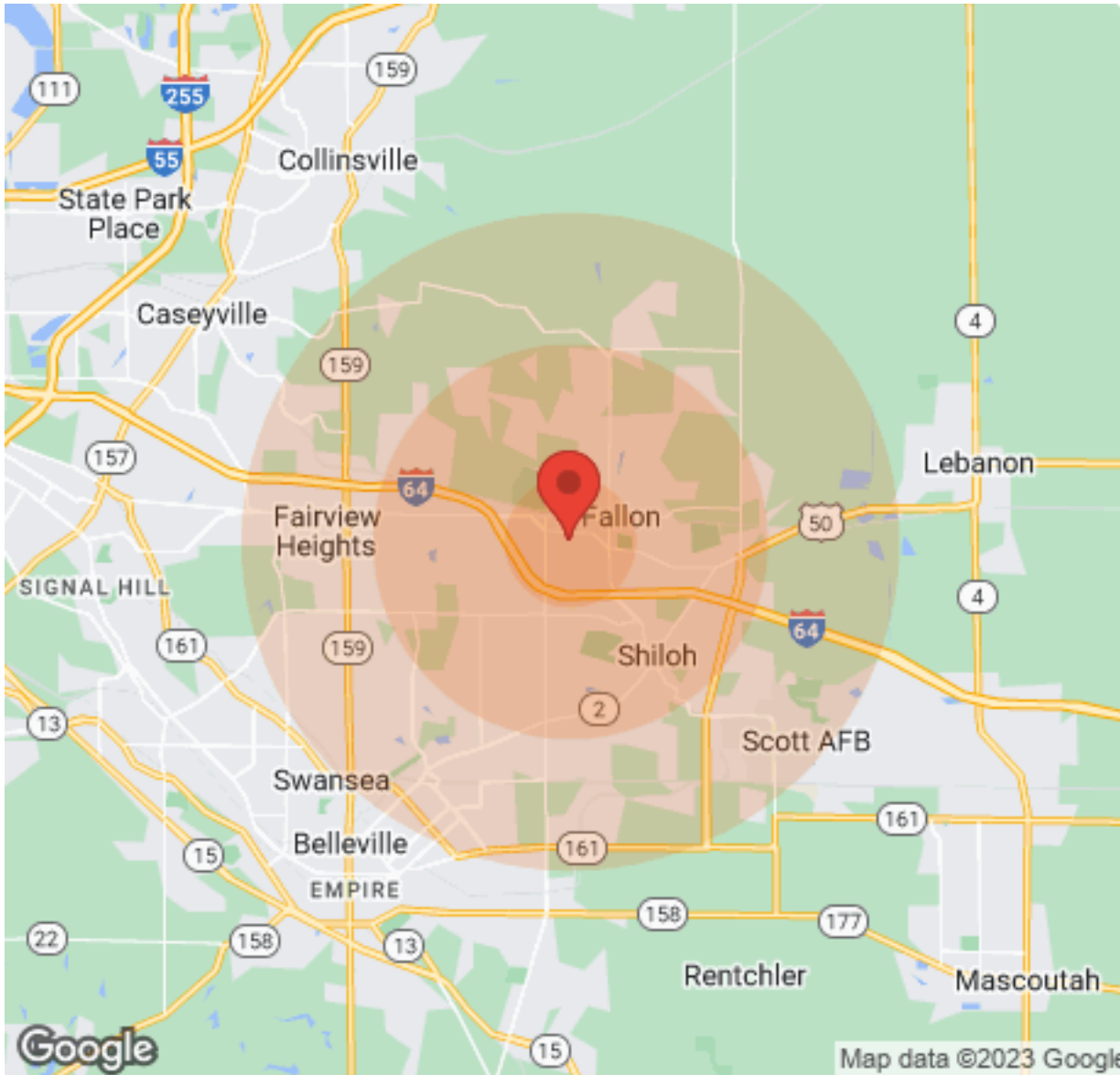

Frontage: 160'
Depth: 300'


10
Parking Spaces


I-64 Exit 16
Highway 50

DEMOGRAPHICS

734 CAMBRIDGE BLVD, O'FALLON, IL 62269



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 3,755 | 19,967 | 42,556 |
| Female | 3,997 | 21,199 | 45,121 |
| Total Population | 7,752 | 41,166 | 87,677 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 1,502 | 8,360 | 18,316 |
| Ages 15-24 | 942 | 5,648 | 12,409 |
| Ages 25-54 | 3,276 | 16,341 | 33,912 |
| Ages 55-64 | 983 | 5,261 | 10,951 |
| Ages 65+ | 1,049 | 5,556 | 12,089 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$61,481 | \$75,152 | \$70,192 |
| < \$15,000 | 233 | 1,311 | 2,443 |
| \$15,000-\$24,999 | 312 | 1,142 | 2,531 |
| \$25,000-\$34,999 | 298 | 1,340 | 3,208 |
| \$35,000-\$49,999 | 413 | 1,974 | 4,328 |
| \$50,000-\$74,999 | 848 | 3,412 | 7,070 |
| \$75,000-\$99,999 | 471 | 2,363 | 4,877 |
| \$100,000-\$149,999 | 599 | 3,387 | 6,157 |
| \$150,000-\$199,999 | 154 | 957 | 2,009 |
| > \$200,000 | 15 | 583 | 1,326 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 3,632 | 17,610 | 36,498 |
| Occupied | 3,354 | 16,416 | 34,081 |
| Owner Occupied | 1,930 | 11,001 | 22,846 |
| Renter Occupied | 1,424 | 5,415 | 11,235 |
| Vacant | 278 | 1,194 | 2,417 |

OFFICE PROPERTY INFO

734 CAMBRIDGE BLVD

LISTING # 2783

SQUARE FOOT INFO

| | |
|----------------|-------|
| Building SF: | 4,555 |
| Direct Lease: | 3,400 |
| Office SF: | 3,400 |
| Retail SF: | 3,400 |
| Min Divisible: | 3,400 |

PROPERTY INFO

| | |
|-----------------|-----------------------------|
| APN: | 04-30-0-303-077 |
| County: | IL - St. Clair,IL - Madison |
| Zoning: | B-2 |
| Property Taxes: | \$1,784 |
| Prior Use: | Doctor's Office |
| Parking: | Asphalt: 10 Spaces |
| Traffic Count: | 2,600 |

STRUCTURAL DATA

| | |
|--------------------|-------------------|
| Year Built: | 2006 |
| Building Class: | B |
| Floors: | 1 |
| Signage: | Monument |
| Construction Type: | Combination,Brick |
| Min-Max Clearance: | 9' |

LAND MEASUREMENTS

| | |
|-----------|------------|
| Lot Size: | 0.26 Acres |
|-----------|------------|



LEASE INFO

| | |
|-------------|------------|
| Lease Rate: | \$13.00/SF |
| Lease Type: | NNN |
| NNN Fee's: | \$4.75/SF |



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