

FOR LEASE
SUITE 100

734 Cambridge Blvd.,
O'Fallon, IL 62269



3,400 SF OFFICE/GARAGE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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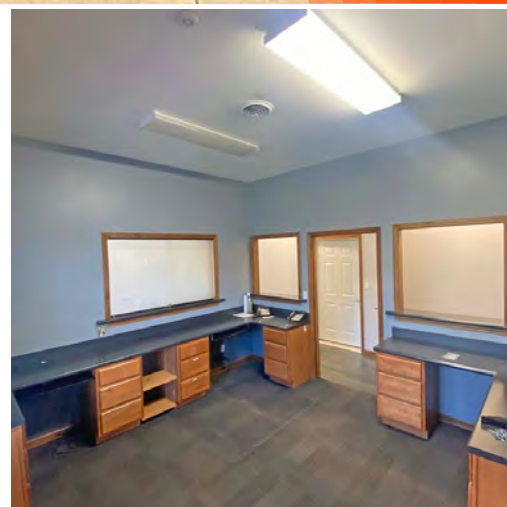




The Office space features 7 rooms to use as offices or exam rooms with an attached 3 car garage.

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.

ATTACHED GARAGE



PROPERTY HIGHLIGHTS



Restrooms



Breakroom



Kitchenette



(2) Grade Doors



9' Clear Height



200 AMPS



7 Offices or Exam Rooms

SUITE 100: FLOOR PLAN

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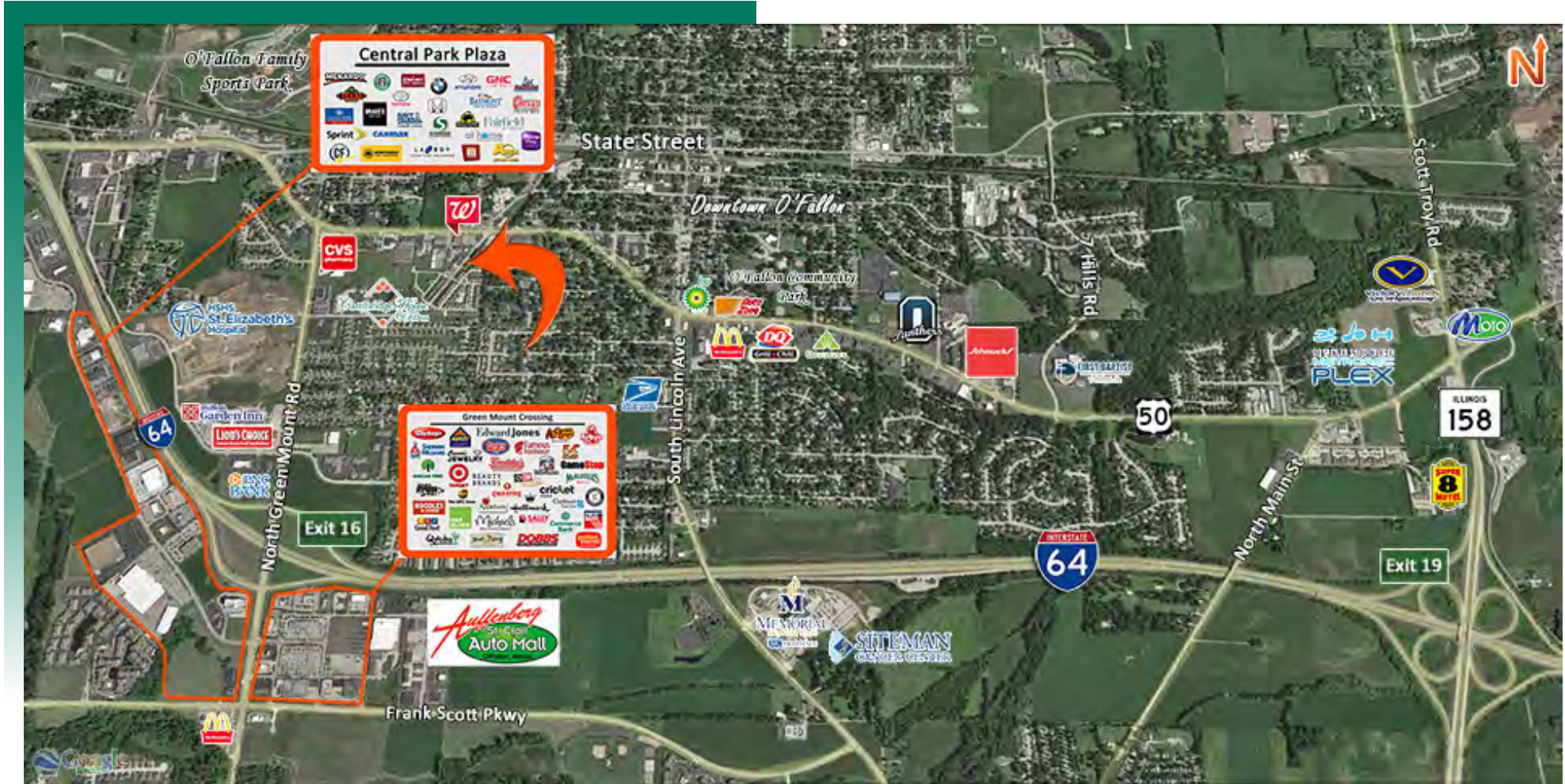
SUITE 100 PHOTOS

734 CAMBRIDGE BLVD, O'FALLON, IL 62269









AREA MAP

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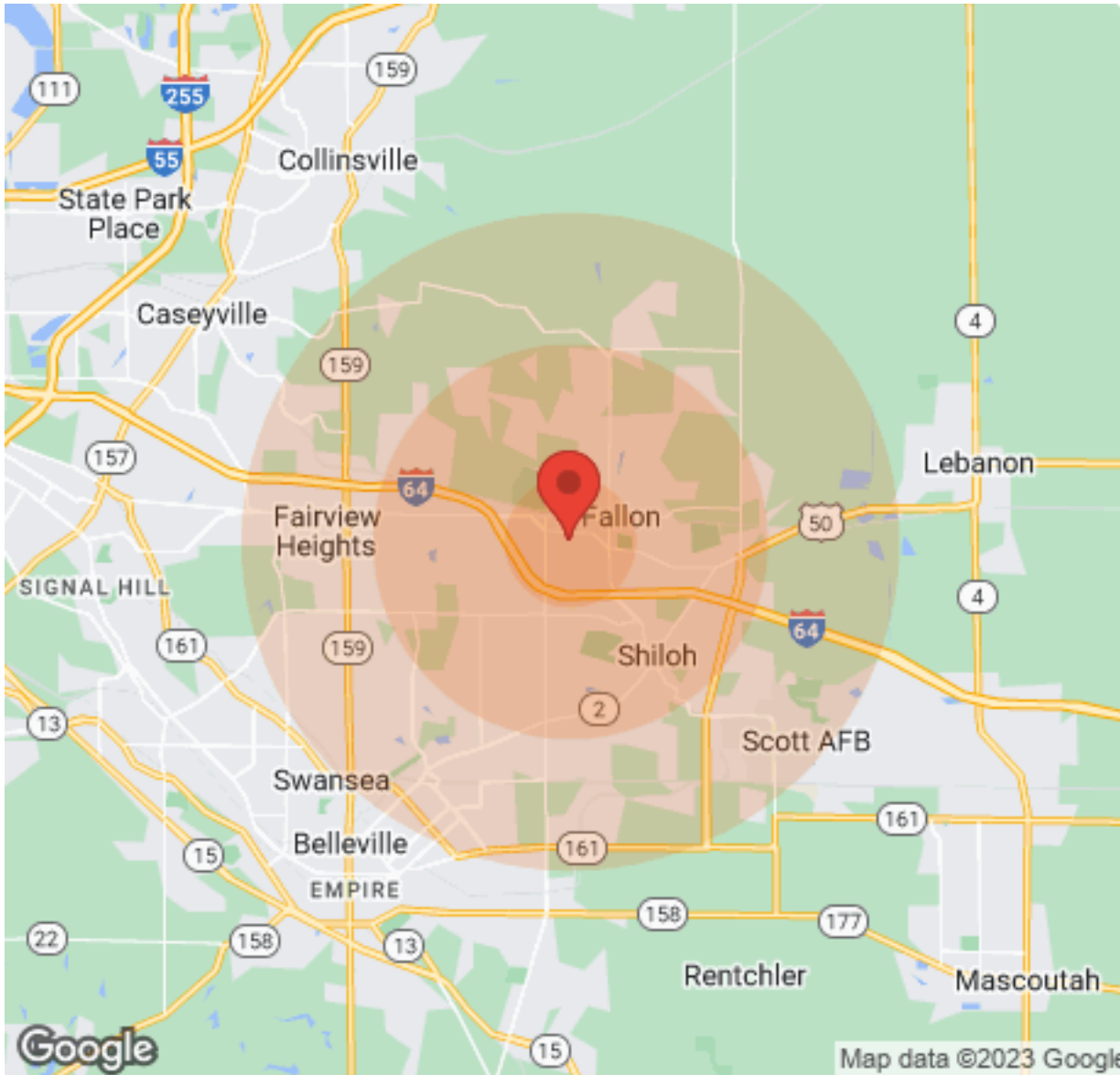
LOCATION OVERVIEW

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
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LEASE INFO

Lease Rate:	\$16.00/SF
Lease Type:	Modified Gross

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