

**INTERIOR & EXTERIOR
RECENTLY RENOVATED**

FOR LEASE

3315-3323 Mississippi Ave.,
Cahokia Heights, IL 62206



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

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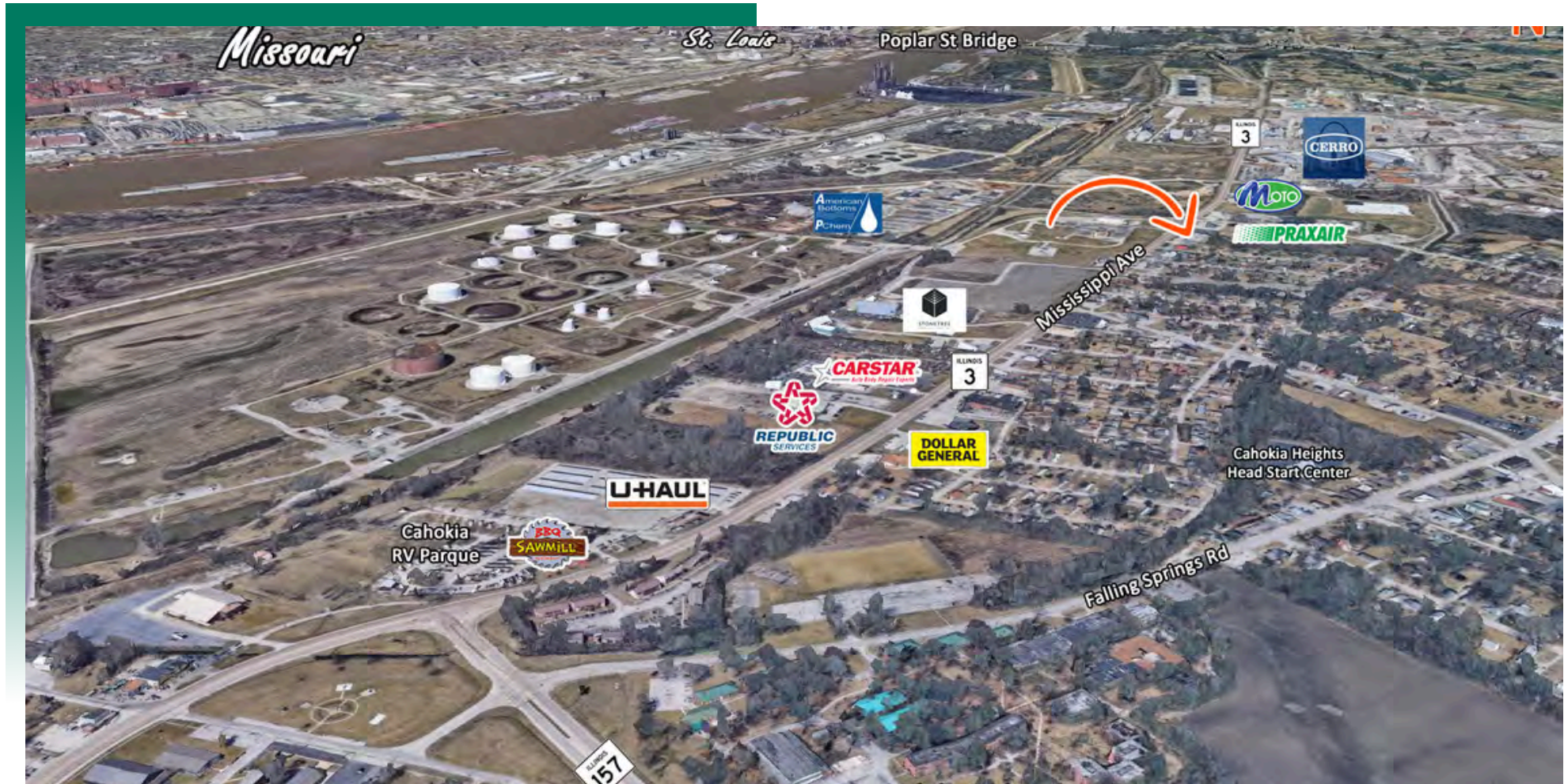
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

3315-3323 MISSISSIPPI AVENUE (IL-3), CAHOKIA, IL 62206



LOCATION OVERVIEW

Sasak Plaza is located in a high traffic, high visibility location on Rt 3 (Mississippi Ave) with 20,000 ADT. Its close proximity to St. Louis, Mo offers convenient access to the major metropolitan area. Access to Interstates 55/40/64 less than 1 mile away.



20,000 ADT



Monument
Signage



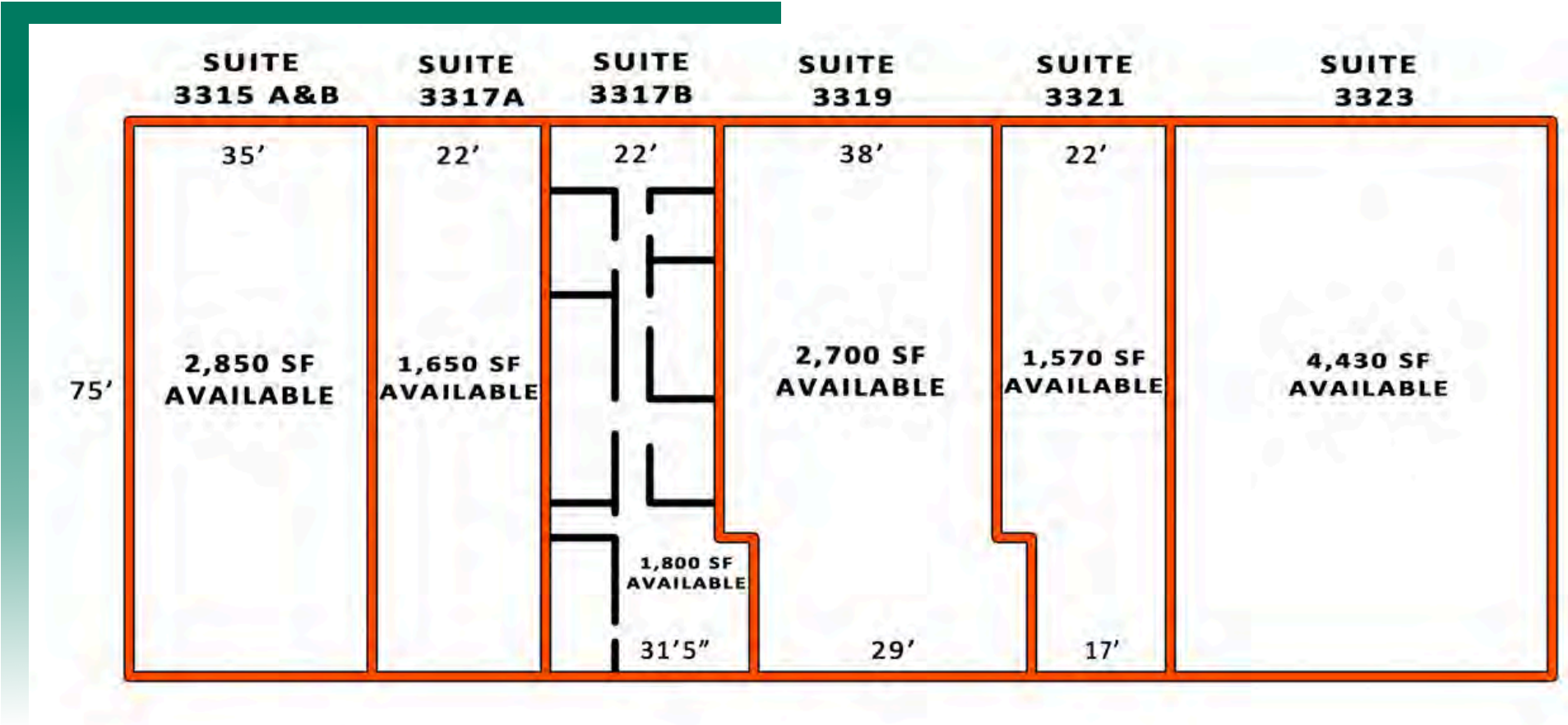
40
Parking Spaces



FLOOR PLAN

3315-3323 MISSISSIPPI AVENUE (IL-3), CAHOKIA, IL 62206

SASAK PLAZA



ADDITIONAL ACREAGE

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Additional 6 acres located behind the center. Potential for storage facilities or truck lot.

SALE PRICE: \$27,000/ACRE

3315-3323 MISSISSIPPI AVE

LISTING # 1043

LOCATION DETAILS:

Parcel # 15,000
County: IL - St. Clair
Zoning: B-2, Commercial Business - Cah

PROPERTY OVERVIEW:

Building SF: 15,000
Vacant SF: 15,000
Usable Sqft: 15,000
Min Divisible SF: 1,570
Max Contig SF: 15,000
Office SF: 15,000
Retail SF: 15,000
Signage: Marquee
Lot Size: 9.0 Acres
Frontage: 337'
Depth: 1240
Parking Spaces: 40
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1983
Renovated: 2025
Building Class: C
Ceilings: 10'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$11.35 / SF
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$20,290.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 20,100

PROPERTY DESCRIPTION:

1,570-15,000 SF for Lease in Sasak Plaza. Spaces range from 1,570-15,000 contiguous SF. New roof 2022, and parking lot was sealed and striped in 2022. Interior of building fully remodeled 2025. Marquee and building signage available. Excellent retail, office opportunity, aggressive lease rates.



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