

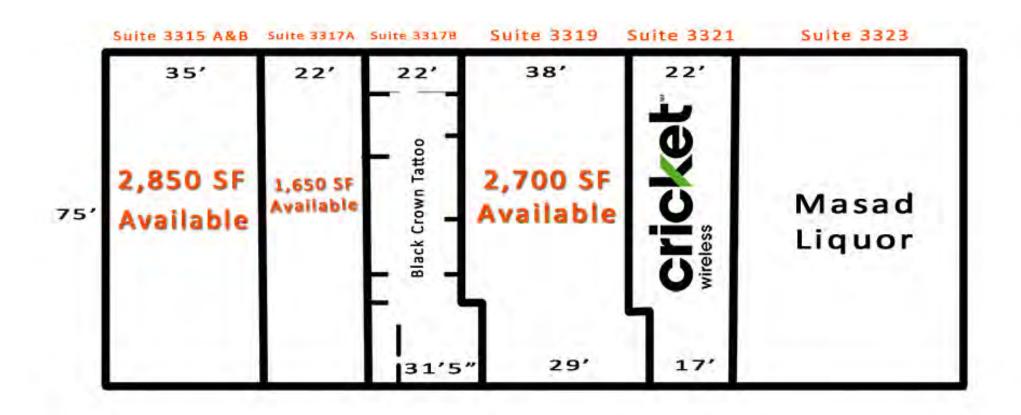
# **BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

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



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## **LOCATION OVERVIEW**

The plaza is located in a high traffic area on Route 3 (Mississippi Ave) with 20,100 ADT. Current tenants include: Masad Liquor, Cricket Wireless, and Black Crown Tattoo. It's close proximity to St. Louis, MO, offers convenient access to a major metropolitan area.



20,100 ADT



Parking Spaces





Route

## RETAIL PROPERTY SUMMARY

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



#### **LEASE INFORMATION:**

For Lease: Yes
Lease Rate: \$11.35/SF
Lease Type: Gross

Lease Terms:

#### **SQUARE FOOT INFO:**

Building Total: 15,225 SF
Total Available: 7,200 SF
Direct Lease: 7,200 SF
Sublease: 0 SF
Office: 2,850 SF
Min Divisible: 1,650 SF
Max Contiguous: 4,500 SF

#### **PROPERTY INFORMATION:**

Parcel No: 01-35.0-102-003
County: St. Clair
Zoning: B-2, Commercial

Business

Zoning by: Cahokia

Complex: Sasak

Parking: 40

Traffic Count: 20,100

TIF: No

Enterprise Zone: No

Foreign Trade Zone: No

Survey: No

Property Tax:

Tax Year:



#### **STRUCTURAL DATA:**

Year Built: 1983
Rehab Year: 2023
Building Class: Clearance Min: Clearance Max: 9'
Roof: Exterior: Brick
Floors: 1

#### COMMENTS:

(3) Suites for Lease in Sasak Plaza.

New roof 2022, parking lot sealed and stripped 2022, new common area LED lighting 2021, Unit 3317B New HVAC installed 2021 Unit 3319 New HVAC and duct work 2022



Signage:

**John L. Eichenlaub** Managing Broker

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