

FOR LEASE

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



2,850 SF

1,650 SF

2,700 SF

1,650-4,500 CONTIGUOUS SF AVAILABLE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

John L. Eichenlaub
Managing Broker
Cell: (618) 570-8344
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.

SUITE 3315 A & B: FLOOR PLAN

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



AREA MAP

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



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

Monument Signage

40 Parking Spaces

Route 3

RETAIL PROPERTY SUMMARY

3315-3323 Mississippi Ave., Cahokia, IL 62206

#1043

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
Signage: -

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



John L. Eichenlaub
Managing Broker
Office: (618) 277-4400 (Ext. 15)
Cell: (618) 570-8344
johne@barbermurphy.com