

FOR LEASE

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



2,850 SF

1,650 SF

2,700 SF

1,570 SF

1,570-4,500 CONTIGUOUS SF AVAILABLE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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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



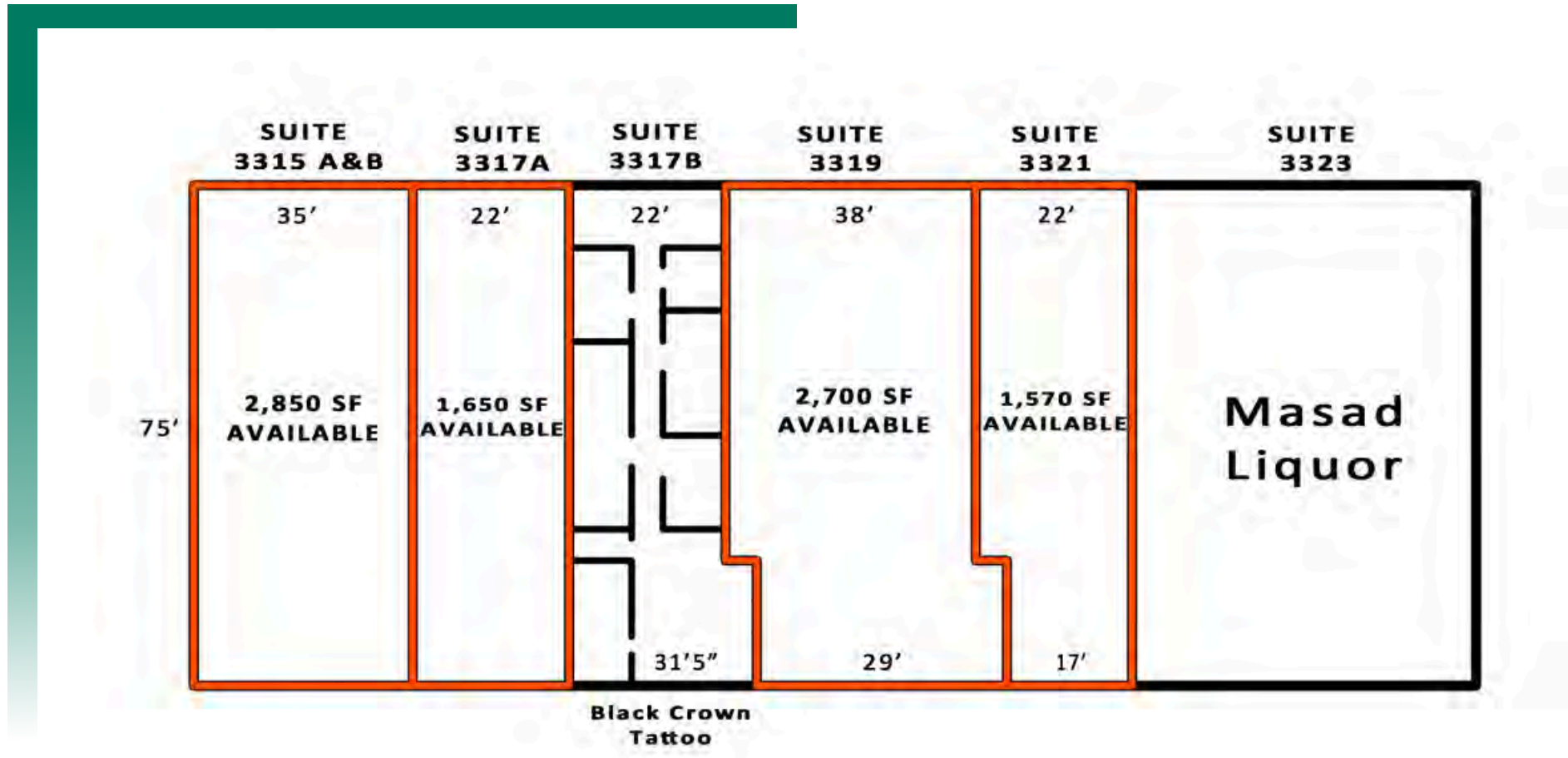
40
Parking Spaces



FLOOR PLAN

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

SASAK PLAZA



SUITE 3315 A/B - 2,850 SF

SUITE 3317A - 1,650 SF

SUITE 3317B - BLACK CROWN TATTOO

SUITE 3319 - 2,700 SF

SUITE 3321 - 1,570 SF

SUITE 3323 - MASAD LIQUOR

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

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: 8,770 SF
Direct Lease: 8,770 SF
Sublease: 0 SF
Office: 8,770 SF
Min Divisible: 1,570 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 Plaza
Parking: 40
Traffic Count: 20,000
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:

(4) 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.



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