

**INTERIOR & EXTERIOR
RECENTLY RENOVATED**

FOR LEASE

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



1,570-6,300 CONTIGUOUS SF AVAILABLE IN SASAK PLAZA

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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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

Prime Cahokia Heights location along Mississippi Avenue with strong visibility and immediate regional access. The site is less than one minute from I-64/40/55, with additional convenient connectivity to I-255 for north-south Metro East travel. The property is also just minutes from the St. Louis Downtown Airport, supporting corporate, charter, and freight activity. Surrounded by established retail and service businesses, the corridor delivers steady daily traffic and excellent accessibility for retail, office, service-commercial, or logistics-adjacent users.



20,000 ADT



40 Parking
Spaces



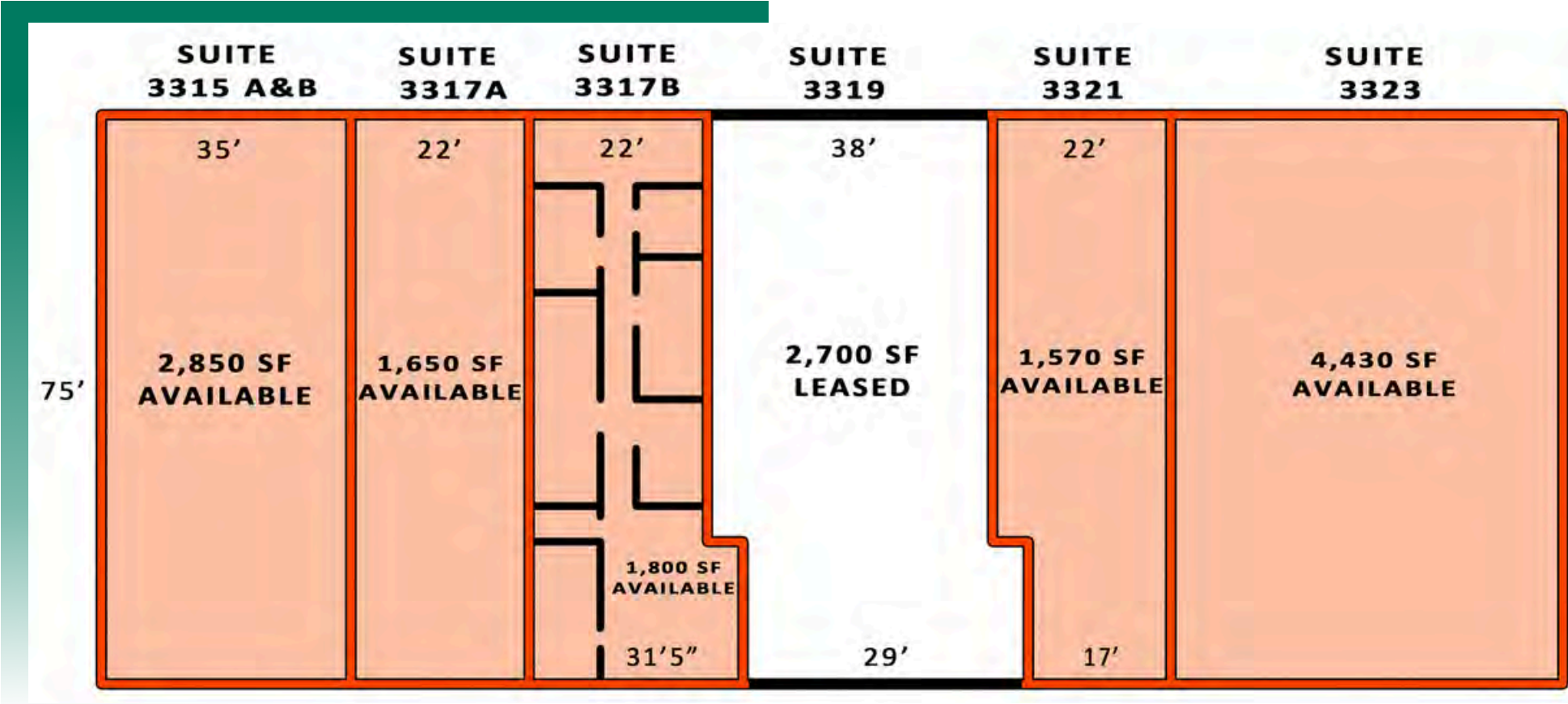
Monument
Signage



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

OFFICE/RETAIL PROPERTY SUMMARY

3315-3323 MISSISSIPPI AVE

LISTING # 1043

LOCATION DETAILS:

Parcel # 01-35.0-102-003
County: IL - St. Clair
Zoning: B-2, Commercial Business - Cahokia Heights

PROPERTY OVERVIEW:

Building SF: 15,000
Vacant SF: 12,300
Usable Sqft: 12,300
Min Divisible SF: 1,570
Max Contig SF: 6,300
Office SF: 12,300
Retail SF: 12,300
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: Gross

FINANCIAL INFORMATION:

Taxes: \$20,290.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 20,100

PROPERTY DESCRIPTION:

For Sale or Lease: Modernized Retail Center + 6 Acres for Expansion or Storage
This renovated 6-bay center delivers 1,570–6,300 SF of contiguous space and an additional 6+ acres behind the building—perfect for truck parking, equipment storage, or future development. Improvements include a new roof (2022), parking lot sealing and striping (2022), LED lighting upgrades (2021), new HVAC systems in Units 3317B (2021) and 3319 (2022), and a full interior remodel (2025). Leasing advantages include strong retail or office potential, prominent signage opportunities, competitive lease rates, and immediate access to I-64/40. Ideal for operators seeking modern space, excellent visibility, and expansion capability.



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