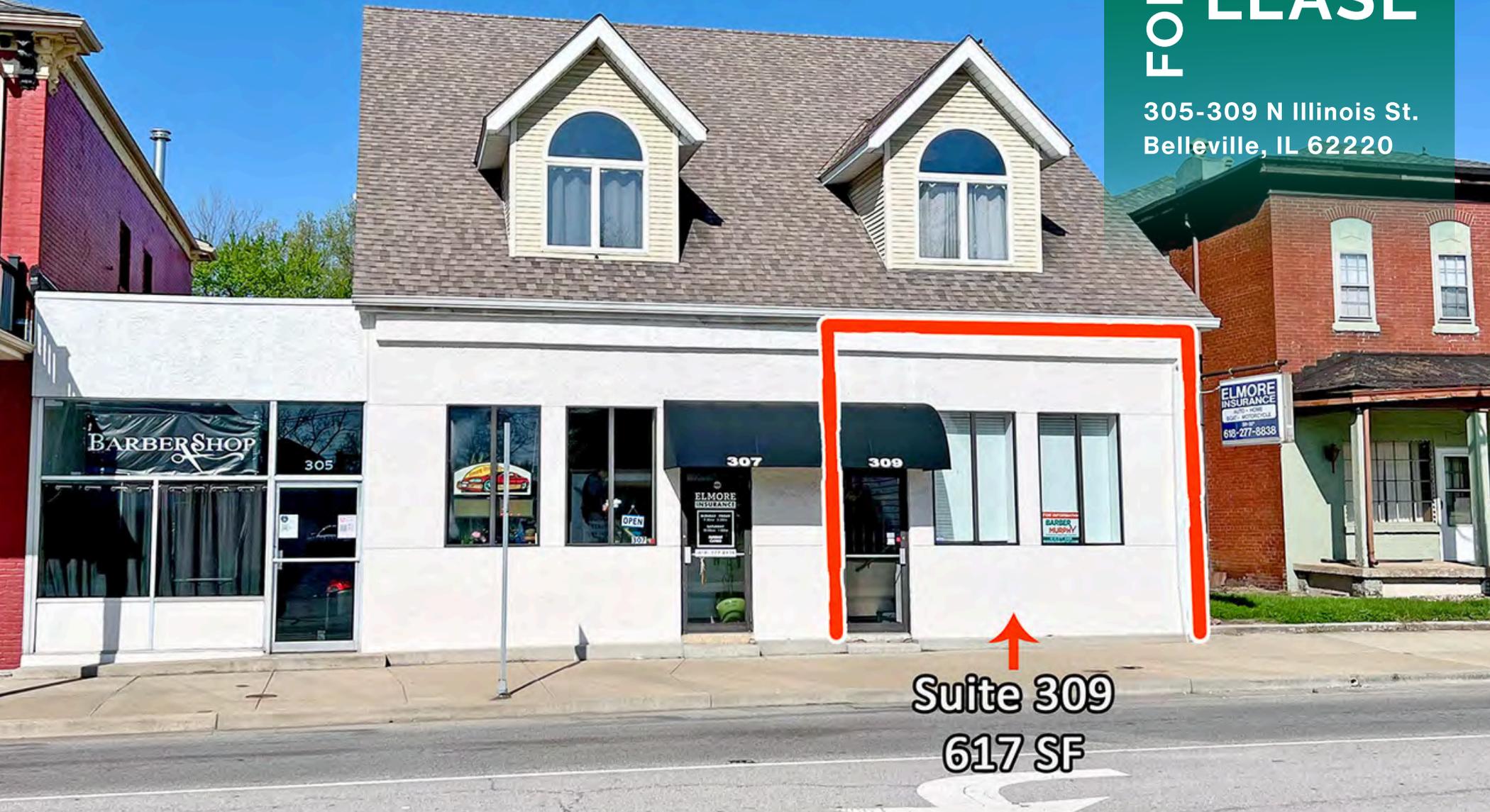


**FOR LEASE**

305-309 N Illinois St.  
Belleville, IL 62220



**LAST REMAINING OFFICE/RETAIL SUITE**

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

**Mike Durbin**  
Broker Associate  
Office: (618) 277-4400 (Ext. 39)  
Cell: (618) 960-8675  
miked@barbermurphy.com



# AREA MAP

305-309 N Illinois St. Belleville, IL 62220

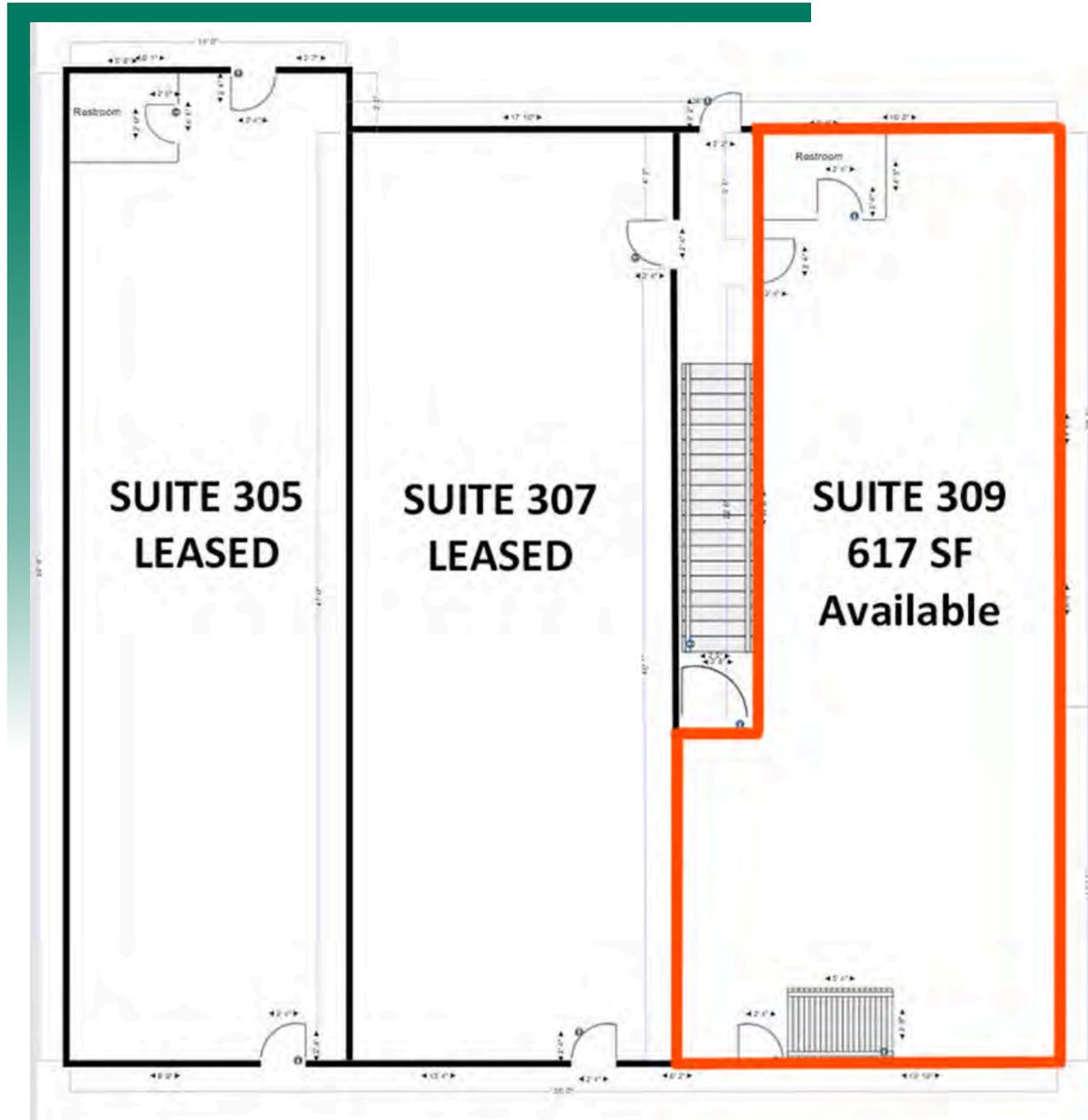


## LOCATION OVERVIEW

Excellent location in a highly visible/trafficked area right off of IL-159 (North Illinois St.) with a traffic count of nearly 13,000 vehicles per day. Many retail and restaurant options nearby.

# FLOOR PLAN

305-309 N Illinois St. Belleville, IL 62220

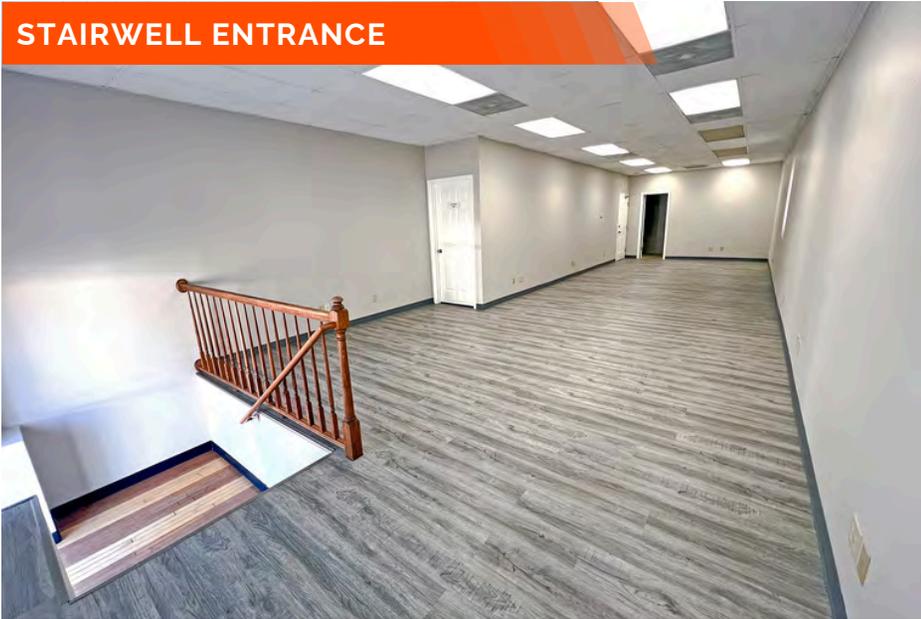


\*Not to scale

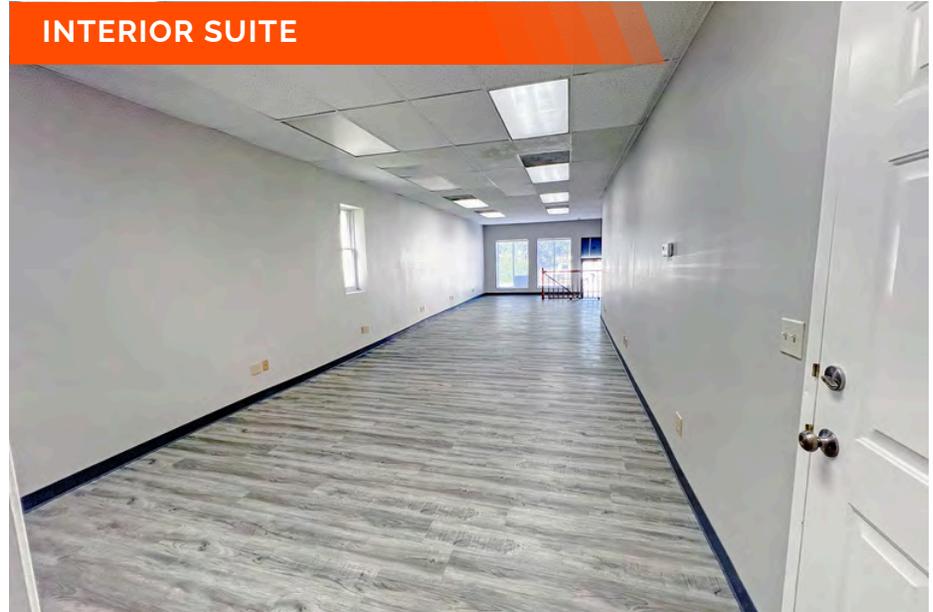
# OFFICE/RETAIL PROPERTY PHOTOS - SUITE 309

305-309 N Illinois St. Belleville, IL 62220

STAIRWELL ENTRANCE



INTERIOR SUITE



FRONT OF SUITE



REAR EXTERIOR



# OFFICE/RETAIL SUMMARY

305-309 N ILLINOIS ST

**LISTING #** 2865

## LOCATION DETAILS:

Parcel # 08-21.0-419-024; 08-21.0-419-025; 08-21.0-419-013;  
08-21.0-419-012  
County: IL - St. Clair  
Zoning: C-2 Heavy Commercial - City of Belleville

## PROPERTY OVERVIEW:

Building SF: 5,970  
Vacant SF: 617  
Usable Sqft: 617  
Min Divisible SF: 617  
Max Contig SF: 617  
Office SF: 617  
Retail SF: 617  
Signage: Building  
Lot Size: 0.44 Acres  
Frontage: 50  
Depth: 50  
Parking Spaces: 15  
Parking Surface Type: Asphalt / Rock

## STRUCTURAL DATA:

Year Built: 1900  
Renovated: 2022  
Ceilings: 9'  
Construction Type: Concrete, Stucco



## LEASE INFORMATION:

Lease Rate: \$850.00/Month  
Lease Type: Full Service

## FINANCIAL INFORMATION:

Taxes: \$4,082.82  
Tax Year: 2023

## DEMOGRAPHICS:

Traffic Count: 12,800

## PROPERTY DESCRIPTION:

617 SF office/storefront retail suite available for lease. Open concept with private restroom. Parking in rear of building. Other tenants include a long term insurance agency, successful barbershop and two residential tenants on second floor. Full service lease rate includes all utilities.