

FOR LEASE

1407 West Hwy 50,
O'Fallon, IL 62269

1,300 SF ←



1,300 SF RETAIL SPACE-LAST BAY 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





High visibility/trafficked location just 1/8 mile off I-64 on the Hwy 50 Interchange (Exit 14). Situated in the Retail Thoroughfare of O'Fallon, IL. Surrounding businesses include: Wal-Mart Supercenter, Sam's Club, Academy Sports, Taco Bell, Jack in the Box, Starbucks, Aldi, Magnolia Soad & Bath and MANY more.

PROPERTY HIGHLIGHTS



21,200 ADT



B-1 Zoning

EXIT

Exit 14



Signage Available
on Hwy 50



I-64

DEMOGRAPHICS OF O'FALLON, IL

1407 West Hwy 50, O'Fallon, IL 62269

DEMOGRAPHICS



OFFICE/RETAIL PROPERTY SUMMARY

#1668

1407 West Hwy 50, O'Fallon, IL 62269

LEASE INFORMATION:

Lease Rate:	\$23.00/SF
Lease Type:	NNN
Net Charges:	\$6.30
Cam Charges:	-
Lease Terms:	-

SQUARE FOOT INFO:

Building Total:	9,100 SF
Direct Lease:	1,300 SF
Sublease:	0 SF
Office:	1,300 SF
Retail:	1,300 SF
Min Divisible:	1,300 SF
Max Contiguous:	1,300 SF

PROPERTY INFORMATION:

Parcel No:	03-26.0-401-032
County:	St. Clair
Zoning:	B-1
Prior Use:	Retail
Complex:	-
Parking:	Shared, Paved
Traffic Count:	21,200
TIF:	NO
Enterprise Zone:	NO
Foreign Trade Zone:	NO
Survey:	NO
Property Tax:	-
Tax Year:	-



STRUCTURAL DATA:

Year Built:	-
Rehab Year:	-
Building Class:	-
Clearance Min:	10'
Clearance Max:	-
Roof:	-
Exterior:	Brick
Floors:	1
Signage:	Available on Hwy 50

TRANSPORTATION:

Interstate:	I-64
Rail:	-
Barge:	-
Airport:	-

COMMENTS:

1,300 SF Retail Space- Last bay available.
Join Papa Murphy's, GiGis Italian Market,
West Bank Street Eats, Up in Smoke,
SporClips and Zapp Noodle.
High traffic/Visibility location

