

FOR SALE -OR- LEASE

4320 W Main St.
Belleville, IL 62226



4,323 SF RESTAURANT/RETAIL

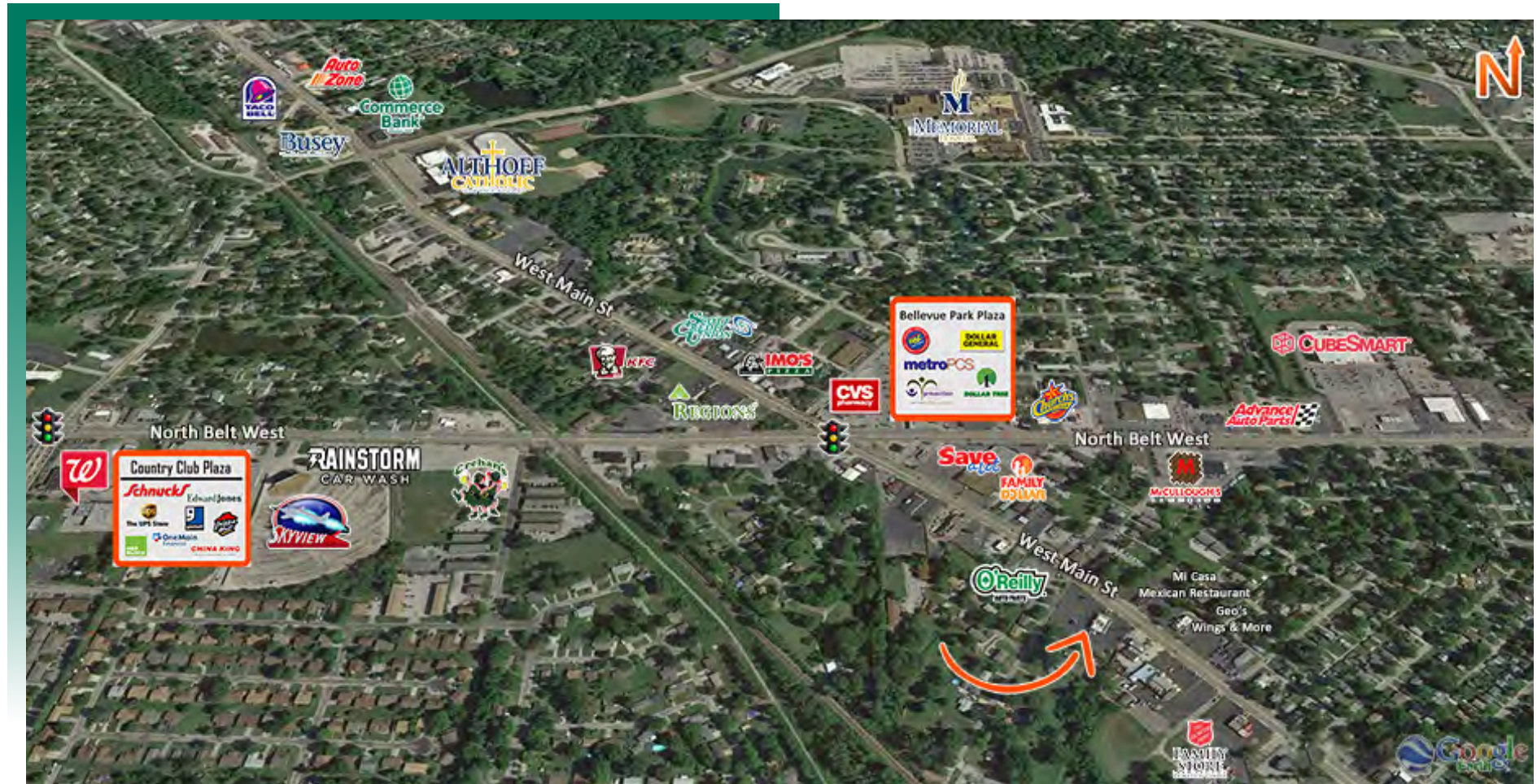
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

John L. Eichenlaub
Managing Broker
Cell: (618) 570-8344
johne@barbermurphy.com







AREA MAP

4320 W Main St. Belleville, IL 62226



LOCATION OVERVIEW

Excellent location with high traffic to nearby retailers and restaurants (many of which are quick serve). Property has a dense 5 Miles population of 100,000+ residents.

	
Frontage: 275' Depth: Varies	Dining
	
Drive Thru	Restrooms

PROPERTY PHOTOS

4320 W Main St. Belleville, IL 62226

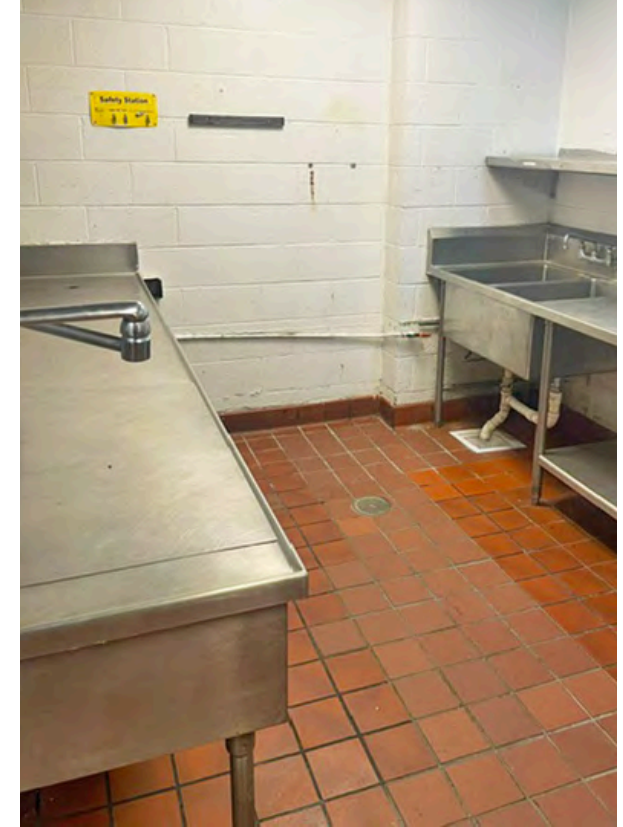
WALK-IN FREEZER DOOR



HOOD



WASH STATION



Kitchen is equipped with Walk-In Freezer, Walk-In Cooler, Wash Station, Prep Areas and most Kitchen equipment.

PROPERTY PHOTOS

4320 W Main St. Belleville, IL 62226

DINING AREA



OFFICE/RETAIL PROPERTY SUMMARY

4320 WEST MAIN STREET

LISTING # 2899

LOCATION DETAILS:

Parcel #: 08-18.0-215-027
County: IL - St. Clair
Zoning: C-1

PROPERTY OVERVIEW:

Building SF: 4,323
Retail SF: 4,323
Signage: Pylon
Lot Size: 1.28 Acres
Frontage: 275'
Depth: Varies
Parking Spaces: 67
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1974
Yr Renovated: 2017
Ceilings: 10.0000 - 10.0000

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE/LEASE INFORMATION:

Sale Price: \$400,000
Price / SF: \$92.53
Lease Rate: \$4,000/mo
Lease Type: Gross

DEMOGRAPHICS:

Traffic Count: 11,900

PROPERTY DESCRIPTION:

The property is a former Steak'n Shake restaurant featuring a drive-thru window, walk-in cooler and a freezer. There are 2 hoods in place.. Currently, there is no lease agreement in effect.

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

JOHN EICHENLAUB

Broker Associate
O: (618) 277-4400
C: (618) 570-8344
johne@barbermurphy.com
IL; MO