

2801 Homer Adams  
Pkwy, Alton, IL 63112

# FOR LEASE 4,800 SF RETAIL BUILDING



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## PROPERTY HIGHLIGHTS

4,800 SF retail shop is currently occupied by Mr. Nice Guy at the corner of Homer Adams Pkwy and Seminary Ct.

Multiple updates throughout this facility including new roof, new LED lights, and double-sided LED billboard visible from Homer Adams Parkway.

4' high exterior loading dock platform to the South, with oversized entry door.

Property would be a good fit for a laundromat, liquor store or any other retailer in need of showroom space.



LED  
Lighting



New Roof:  
2019



Loading Dock  
Platform



Marquee  
Signage



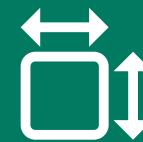
# AREA MAP

2801 Homer Adams Pkwy, Alton, IL 63112



## LOCATION OVERVIEW

Located 3 miles from downtown Alton, Illinois; with high visibility from Homer Adams Parkway (16,700 ADT). Alton, IL is a part of the River Bend area in the Metro-East Region of the Greater St. Louis metropolitan area.



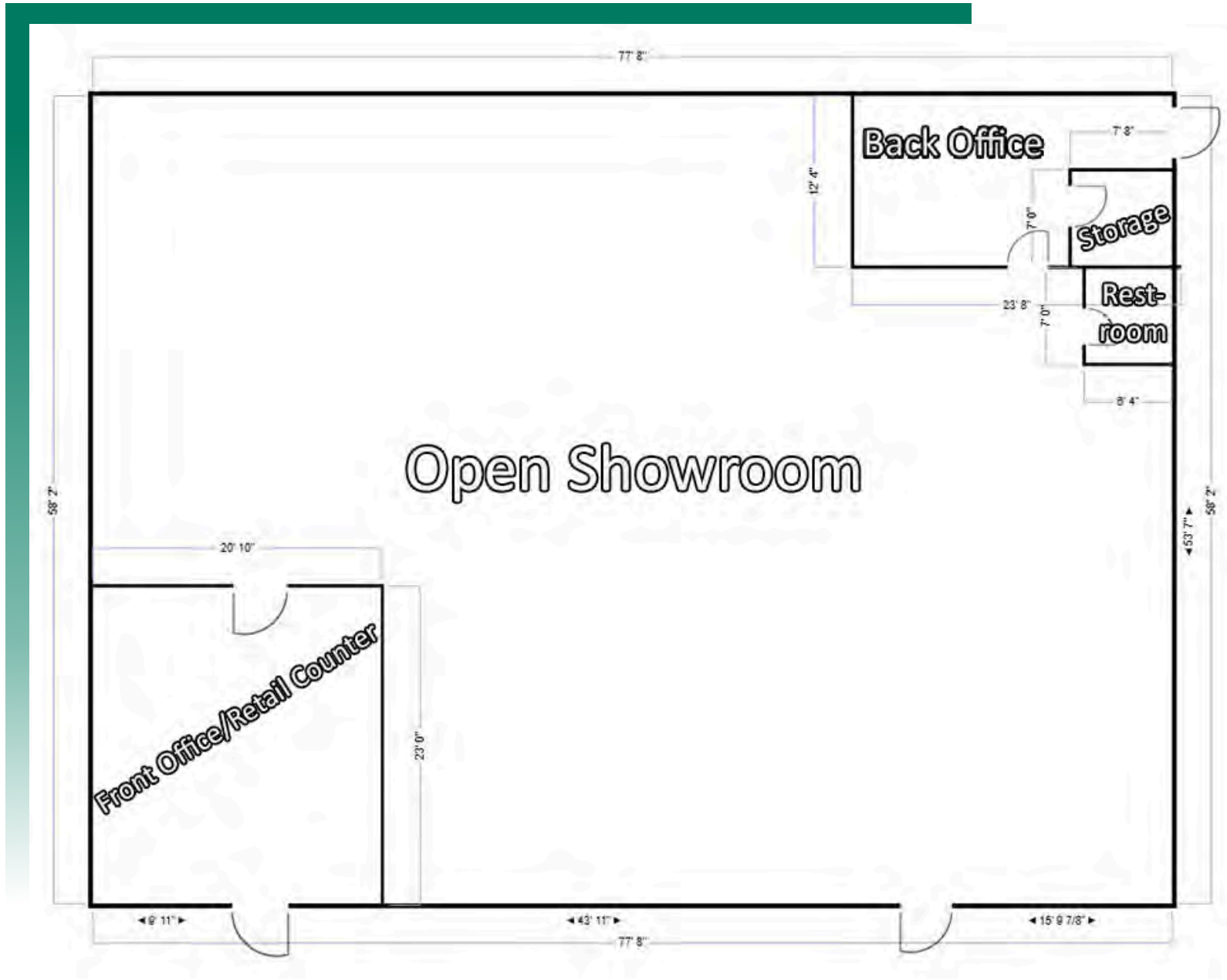
Frontage: 164'  
Depth: 162'



Traffic Count:  
16,700

# FLOOR PLAN

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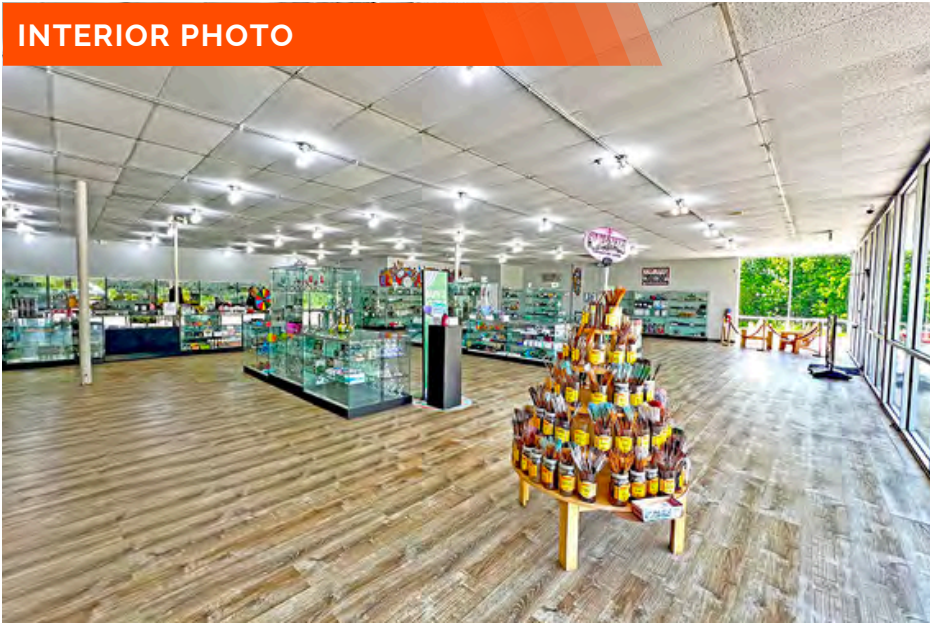
\*Not to scale



# SHOWROOM PHOTOS

2801 Homer Adams Pkwy, Alton, IL 63112

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



Large Open Showroom with a private breakroom, front office space, storage and restroom.

Tenant improvements negotiable.

# OFFICE/RETAIL PROPERTY SUMMARY

#2920

2801 Homer Adams Pkwy, Alton, IL 63112

## LEASE INFORMATION:

Lease Rate per SF:	\$12.00
Lease Rate per Month:	-
Lease Type:	NNN
Net Charges:	\$4.00
Cam Charges:	-
Lease Terms:	-

## SQUARE FOOT INFO:

Building Total:	4,800 SF
Direct Lease:	4,800 SF
Sublease:	N/A
Office:	802 SF
Retail:	3,998 SF
Min Divisible:	TBD
Max Contiguous:	4,800 SF

## PROPERTY INFORMATION:

Parcel No:	22-2-08-06-15-402-027
County:	Madison
Zoning:	C-2; General Commercial
Prior Use:	Head Shop
Complex:	-
Parking:	23
Traffic Count:	16,700
TIF:	NO
Enterprise Zone:	NO
Foreign Trade Zone:	NO
Survey:	NO
Property Tax:	\$9,286.40
Tax Year:	2022



## STRUCTURAL DATA:

Year Built:	1977
Rehab Year:	2018
Building Condition:	Good
Clearance Min:	7'
Clearance Max:	10'
Roof:	Flat, Membrane
Exterior:	Block
Floors:	1
Signage:	Marquee
Lighting:	LED

## TRANSPORTATION:

Interstate:	N/A
Rail:	N/A
Barge:	N/A
Airport:	N/A

## COMMENTS:

Building could potentially be separated into 3 Suites.

