

FOR LEASE

111 W Lincoln St.
Belleville, IL
62220



6,557 SF Office/Medical Building

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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PARCEL MAP & PROPERTY HIGHLIGHTS

111 W Lincoln St., Belleville, IL 62220



6,557 SF Former Optometrist Office

Property has been renovated and ready for build-out to tenants finishes. Large private parking lot.

4,464 SF on main level space and 2,093 SF of second story space.

Second story ideal for additional offices and storage for support of main level operations.

Tenant Improvement Options Available Based on Term



24 Spaces
Private Lot



Rehab Year
2024



AC/Heat

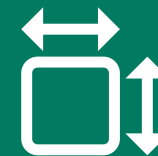
AREA MAP

111 W Lincoln St., Belleville, IL 62220



LOCATION OVERVIEW

Located one block from East/West thoroughfare of West Main St. and North/South thoroughfare of Illinois 159. Surrounded by office and retail. Walking distance from Downtown Belleville retail district, St. Clair County Courthouse and Belleville City Hall.



Frontage: 99'
Depth: 165'



IL Rte 159

OFFICE/RETAIL PROPERTY SUMMARY

#2919

111 W Lincoln St., Belleville, IL 62220

LEASE INFORMATION:

Lease Rate: Contact Broker
Lease Type: NNN
Net Charges: \$3.00
Cam Charges: -
Lease Terms: -

SQUARE FOOT INFO:

Building Total: 6,557 SF
Direct Lease: 6,557 SF
Sublease: -
Office: 6,557 SF
Retail: 6,557 SF
Min Divisible: 6,557 SF
Max Contiguous: 6,557 SF

PROPERTY INFORMATION:

Parcel No: 08-21.0-448-019 & 025
County: St. Clair
Zoning: C-2; Heavy Commercial
Prior Use: Optometrist
Complex: -
Parking: 24, Asphalt
Traffic Count: 1,700
TIF: YES
Enterprise Zone: YES
Foreign Trade Zone: NO
Survey: NO
Property Tax: -
Tax Year: -



STRUCTURAL DATA:

Year Built: 1978
Rehab Year: 2024
Building Class: C
Clearance Min: 8'
Clearance Max: 10'
Roof: Flat
Exterior: Brick
Floors: 2
Signage: YES

TRANSPORTATION:

Interstate: Route 15 (1 Mile)
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:

Contact Broker for Lease Pricing
Tenant Improvement Options
Available Based on Term



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