

# FOR LEASE

109 West 1st Street  
O'Fallon, IL 62269



2,500 SF OFFICE/RETAIL SPACE

**BARBERMURPHY**

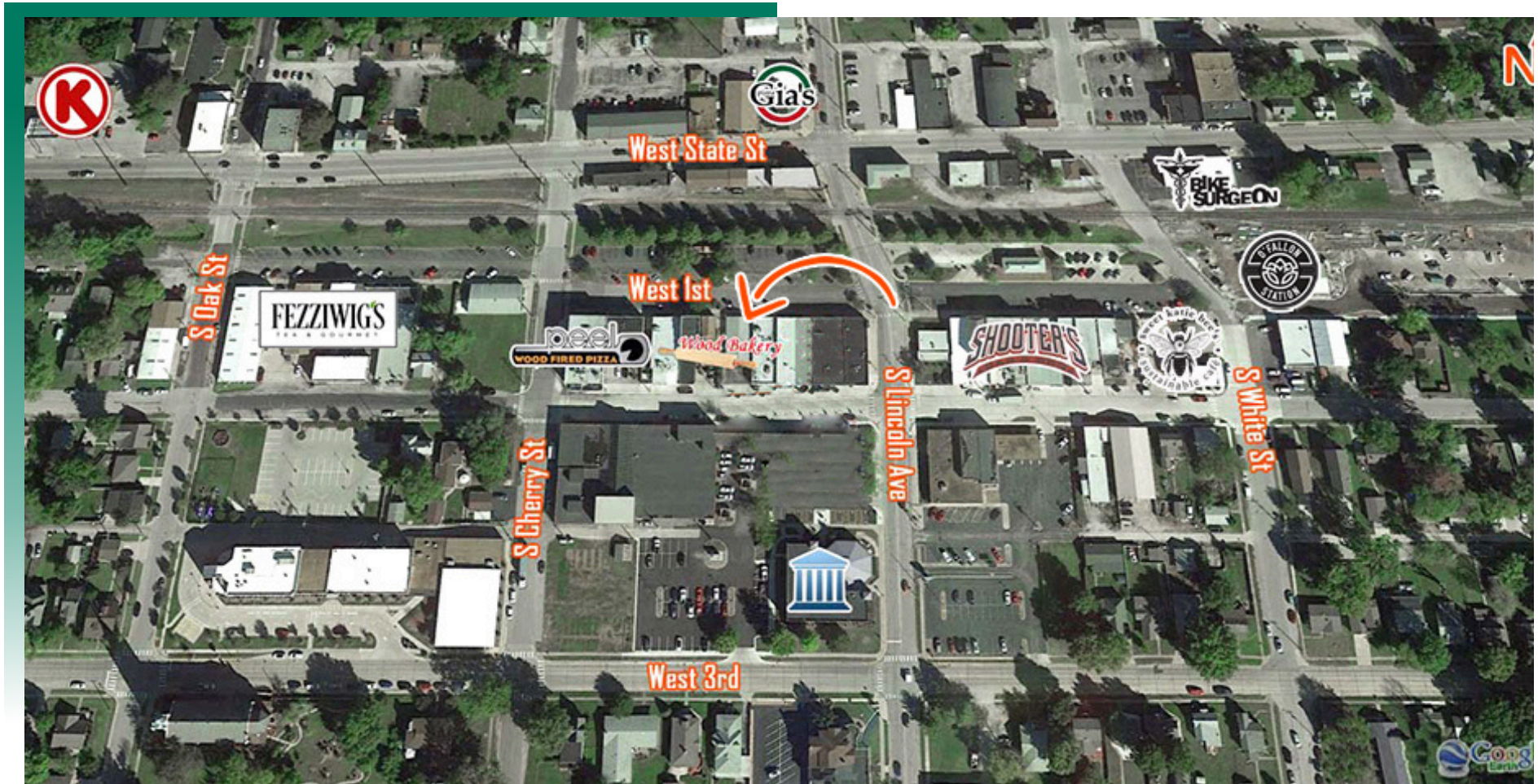
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

**Tony Smallmon**  
Broker Associate  
Cell: (618) 407-4240  
tonys@barbermurphy.com



## AREA MAP

109 West 1st St., O'Fallon, IL 62269



### LOCATION OVERVIEW

Located in the O'Fallon Downtown District, this space is positioned between Woods Bakery, Homes by Janell and Steven Mueller Florist. The district is known for hosting various events that bring the community together for family-friendly fun with food, live music and activities for all age groups. The Downtown District is located in the heart of O'Fallon and hosts the Vine Street Market and several quality restaurants.

# PROPERTY PHOTOS/DESCRIPTION

109 West 1st St., O'Fallon, IL 62269

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



Space was last used for a insurance office. Currently setup with a small waiting area, four offices, 2 restrooms, kitchenette, large admin area and store room. Landlord is Remodeling space with a new Glass Storefront and bringing the space to white box for the new tenant. **Now is the time to contact us to discuss your dream layout.**

# LEASE OFFICE/RETAIL PROPERTY SUMMARY

109 WEST 1ST STREET, O'FALLON, IL 62269

**LISTING #** 2925

## LOCATION DETAILS:

Parcel # 04-30-0-404-008  
County: IL - St. Clair  
Zoning: B-1

## PROPERTY OVERVIEW:

Building SF: 2,500  
Usable Sqft: 2,500  
Min Divisible SF: 2,500  
Max Contig SF: 2,500  
Office SF: 2,500  
Retail SF: 2,500  
Lot Size: 0.06 Acres  
Frontage: 25'  
Depth: 100'  
Parking Spaces: Shared Lot

## STRUCTURAL DATA:

Year Built: 1954  
Renovated: 1975  
Construction Type: Brick Exterior



## LEASE INFORMATION:

Lease Rate: \$15.65/SF  
Lease Type: Net

## FINANCIAL INFORMATION:

Taxes: \$3,908.42  
Tax Year: 2024

## DEMOGRAPHICS:

Traffic Count: 7,300

## PROPERTY DESCRIPTION:

2,500 SF Office/Retail for Lease  
Space was last used for an insurance office. Currently set up with a small waiting area, four offices, 2 restrooms, kitchenette, large admin area, and store room. The landlord just completed a new glass storefront and will bring the space to a white box for the new tenant. Asking \$15.65 a SF Net Lease (Net includes taxes and insurance).