

FOR SALE -AND- LEASE

734 Cambridge Blvd.
O'Fallon, IL 62269



OWNER/USER OPPORTUNITY

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

734 Cambridge Blvd., O'Fallon, IL 62269



LOCATION OVERVIEW

Strategically situated in O'Fallon, IL, just off Highway 50, making it easily accessible for transportation and logistics. It's close proximity to St. Louis, MO, offers convenient access to a major metropolitan area.



Frontage: 160'
Depth: 300'



I-64



2,600 ADT

EXIT

Exit 16



The office space features 6 rooms to use as offices or exam rooms with an attached 3 car garage.

It is equipped with a heated and cooled garage. The office space includes six offices/exam rooms and one executive office/exam room with a private bathroom. Common areas include a waiting room, break room, and storage room.

This well-appointed office space is ideal for efficient and versatile office operations. The space was previously used as a doctor's office and has a lead wall for an x-ray machine.

ATTACHED GARAGE



PROPERTY HIGHLIGHTS



6 Offices or Exam Room



Kitchenette



(2) Grade Doors



9' Ceiling Height

FLOOR PLAN - SUITE 100

734 Cambridge Blvd., O'Fallon, IL 62269

SUITE 100- 3,400 SF FOR LEASE OR OWNER USE



*Not to scale

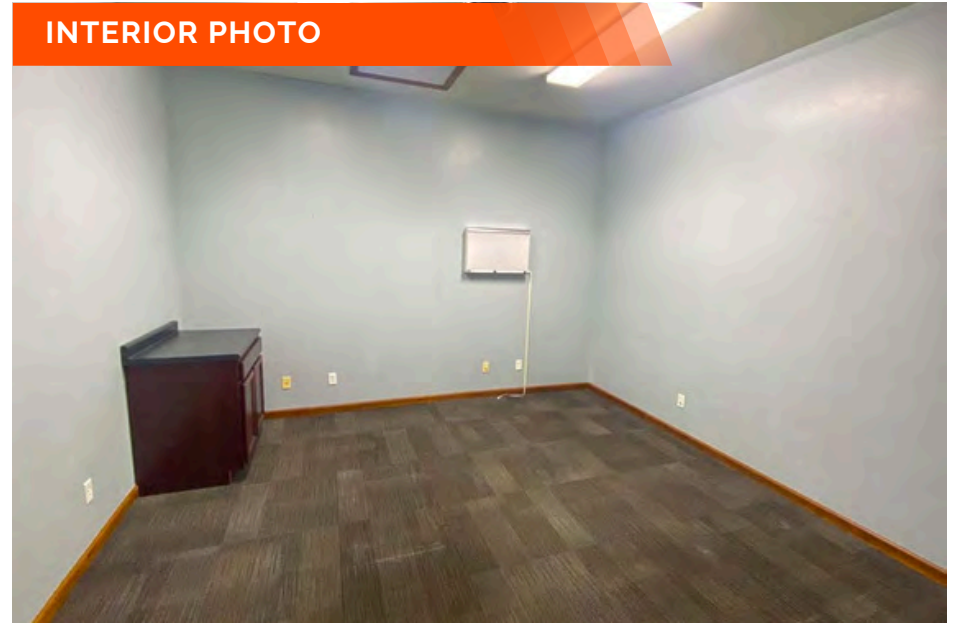
PROPERTY PHOTOS - SUITE 100

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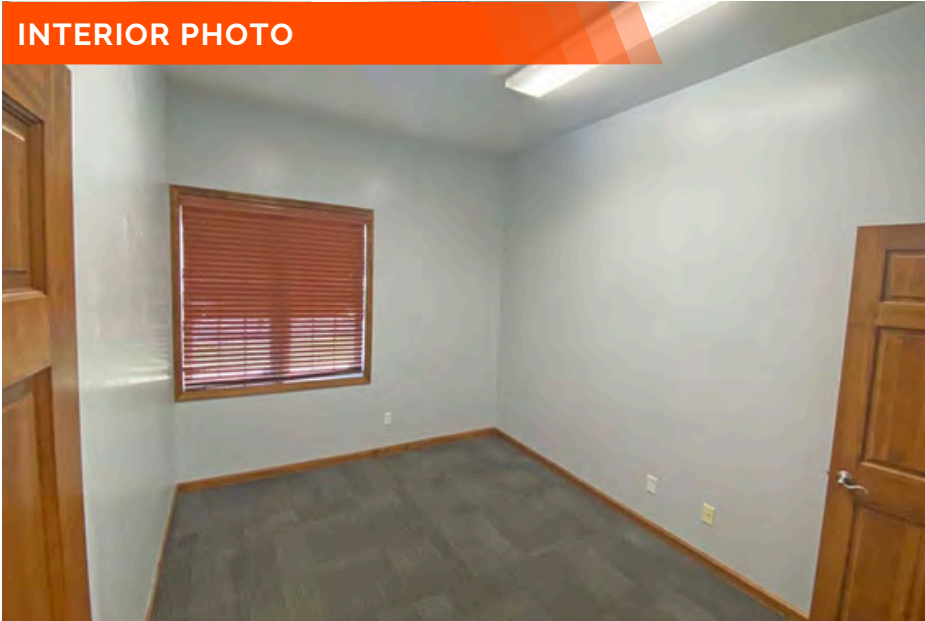
INTERIOR PHOTO



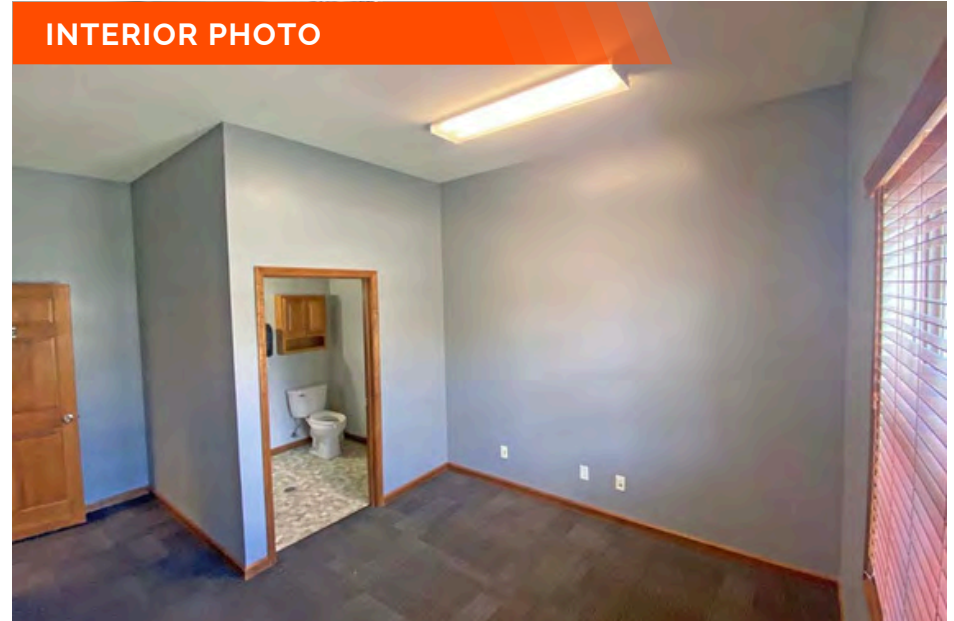
INTERIOR PHOTO



INTERIOR PHOTO



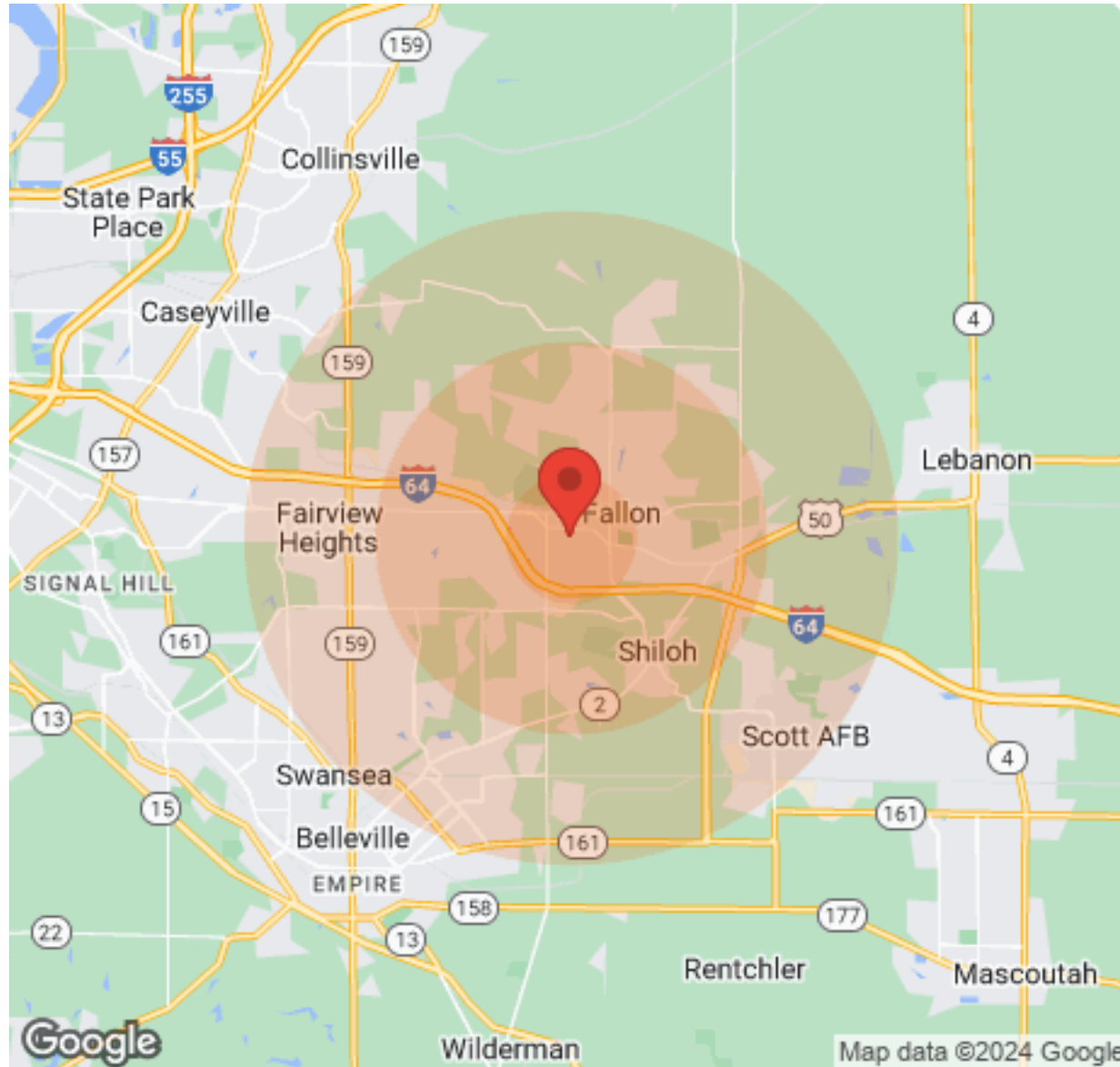
INTERIOR PHOTO



SUITE 100- 3,400 SF FOR LEASE OR OWNER USE - LEASE RATE: \$15/SF, MODIFIED GROSS

DEMOGRAPHICS

734 CAMBRIDGE BLVD



Population	1 Mile	3 Miles	5 Miles
Male	3,755	19,967	42,556
Female	3,997	21,199	45,121
Total Population	7,752	41,166	87,677

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,502	8,360	18,316
Ages 15-24	942	5,648	12,409
Ages 25-54	3,276	16,341	33,912
Ages 55-64	983	5,261	10,951
Ages 65+	1,049	5,556	12,089

Income	1 Mile	3 Miles	5 Miles
Median	\$61,481	\$75,152	\$70,192
< \$15,000	233	1,311	2,443
\$15,000-\$24,999	312	1,142	2,531
\$25,000-\$34,999	298	1,340	3,208
\$35,000-\$49,999	413	1,974	4,328
\$50,000-\$74,999	848	3,412	7,070
\$75,000-\$99,999	471	2,363	4,877
\$100,000-\$149,999	599	3,387	6,157
\$150,000-\$199,999	154	957	2,009
> \$200,000	15	583	1,326

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,632	17,610	36,498
Occupied	3,354	16,416	34,081
Owner Occupied	1,930	11,001	22,846
Renter Occupied	1,424	5,415	11,235
Vacant	278	1,194	2,417

OFFICE/RETAIL PROPERTY SUMMARY

734 CAMBRIDGE BLVD

LISTING # 2783

LOCATION DETAILS:

Parcel #: 04-30-0-303-077
County: St. Clair
Zoning: B-2

PROPERTY OVERVIEW:

Building SF: 4,555
Vacant SF: 3,400
Usable Sqft: 4,555
Min Divisible SF: 3,400
Max Contig SF: 3,400
Office SF: 4,555
Signage: Monument
Lot Size: 0.27 Acres
Frontage: 208
Depth: 110
Parking Spaces: 25
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2006
Yr Renovated: 2006
Building Class: B
Ceilings: 9'
Construction Type: Combination,Brick

TAX INCENTIVE ZONES:

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



SALE/LEASE INFORMATION:

Sale Price: \$765,000
Price / SF: \$167.95
Lease Rate: \$15.00 / SF
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$17,537.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 2,600

PROPERTY DESCRIPTION:

For Sale or Lease - Two Unit Office building in O'Fallon. Suite 100 is 3,400 SF and is vacant. The suite features 6 rooms to use as offices or exam rooms with an attached heated/cooled 3 car garage. The office space includes six offices/exam rooms and one executive office/exam room with a private bathroom. Common areas include a waiting room, break room, and storage room. The space was previously used as a chiropractic office and has a lead wall for an X-ray machine.

Suite 200 is 1,155 SF and is currently being leased as a doctor's office.

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