

FOR LEASE

400 South Illinois St,
Belleville, IL 62220



3,000 SF FORMER RESTAURANT AVAILABLE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.





AREA MAP

400 South Illinois Street, Belleville, IL 62220



LOCATION OVERVIEW

Conveniently located between Belleville Square and St. Clair Fairgrounds, this high-traffic location, attached to a hotel, ensures maximum exposure for your business.

-  OVER 80 PARKING SPACES
-  SEATS OVER 130 GUESTS
-  REHAB YEAR 2024
-  10,900 ADT

PROPERTY PHOTOS

400 South Illinois Street, Belleville, IL 62220



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RESTAURANT PHOTO



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OFFICE/RETAIL PROPERTY SUMMARY

400 SOUTH ILLINOIS STREET

LISTING # 3000

LOCATION DETAILS:

Parcel #: 08-27.0-100-028
County: IL - St. Clair
Zoning: C-1

PROPERTY OVERVIEW:

Building SF: 11,731
Vacant SF: 3,000
Usable Sqft: 3,000
Min Divisible SF: 3,000
Max Contig SF: 3,000
Retail SF: 3,000
Signage: Yes
Parking Spaces: 80
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1958
Yr Renovated: 2024
Ceilings: 8' - 12'
Construction Type: Stucco



SALE/LEASE INFORMATION:

Lease Rate: \$5,500.00/mo
Lease Type: Gross

DEMOGRAPHICS:

Traffic Count: 10900

PROPERTY DESCRIPTION:

Formerly Mariachis Mexican restaurant which was in business at this location for 22 years. This is located just south of the fountain in downtown Belleville. Seating for 130 inside plus outdoor patio. Bar, greeters station, Kitchen with some equipment. Basement is a private room for parties and a bar. attached to the Economy Inn (separate entrance). Plenty of parking available.

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