

# RETAIL PROPERTY FOR SALE

651 S Madison St, Lebanon, IL 62254



12,000 SF FACILITY

**BARBERMURPHY**

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

**Katie Bush**  
Broker Associate  
Office: (618) 277-4400 (Ext. 27)  
Cell: (701) 213-3301  
katieb@barbermurphy.com

**Joe Hardin**  
Broker Associate  
Office: (618) 277-4400 (Ext. 16)  
Cell: (618) 660-8759  
joeh@barbermurphy.com





# AERIAL MAP

651 South Madison Street, Lebanon, IL 62254



## LOCATION OVERVIEW

The subject is located along the west side of South Madison Street (Illinois Route 4). The surrounding and nearby uses include a Dollar General store, McDonald's restaurant, Mexican style restaurant, convenience store, and Ace Hardware store. There is a public school to the northwest. There is a historic shopping district located along St. Louis Street (also known as The Brick Street) where there is a mixture of antique stores, quaint shops, restaurants, The Mermaid House Inn, Looking Glass Playhouse, Visitor's Center, and others. Horner Park offers 58-acres of wooded and rolling land including a large fishing lake, baseball and softball fields, tennis courts, horseshoe courts, pavilions, and a walking path.

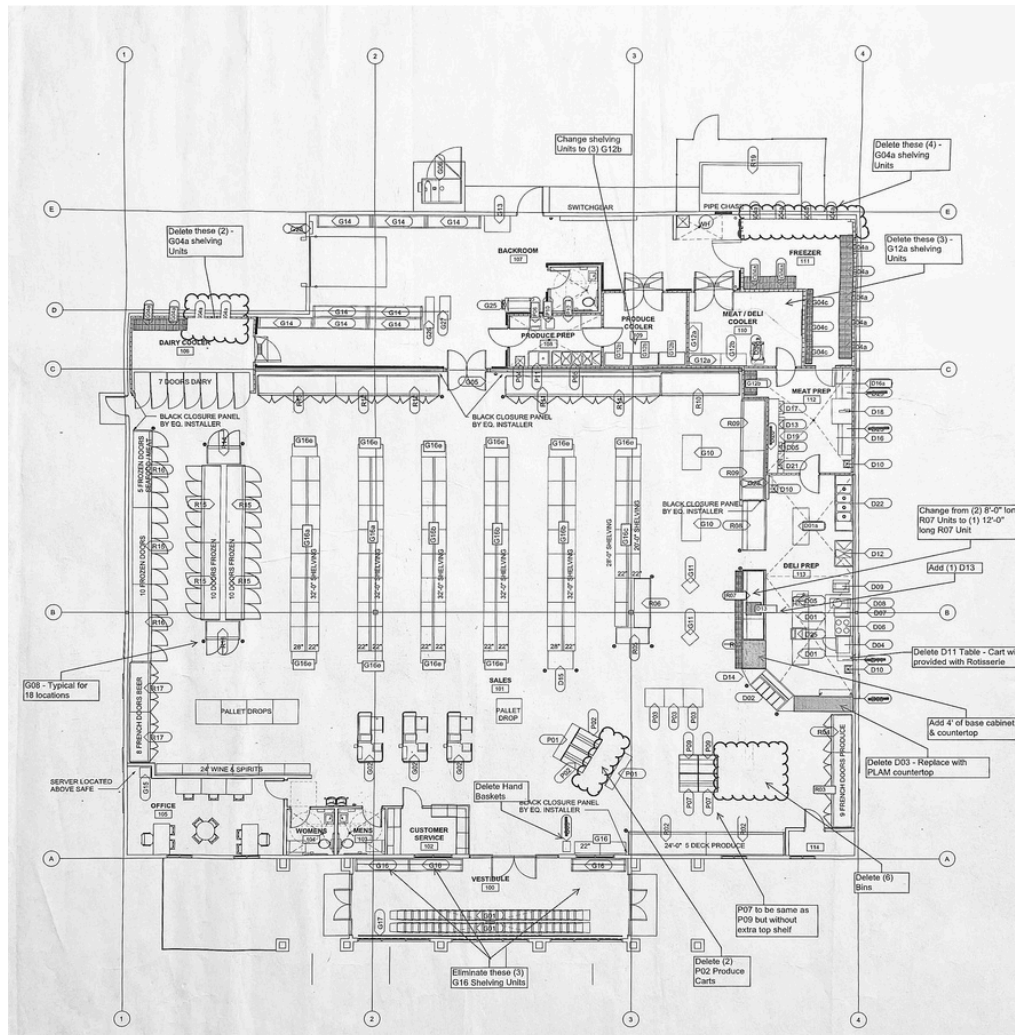


# FLOOR PLAN

651 South Madison Street, Lebanon, IL 62254

## 12,000-SQUARE-FOOT FACILITY...

features a dual-entrance foyer that guides customers into a thoughtfully designed retail space. The front area showcases a professional reception counter strategically positioned near modern restroom facilities and an expansive office suite. The warehouse space offers a 10' x 12' overhead drive-in door. Within this space there is an additional staff restroom. The building has uniform 15-foot ceiling heights throughout, maximizing vertical storage and display potential. The property is equipped with 3-phase power infrastructure. All (FF&E) Furniture, fixtures and equipment are negotiable.



WAREHOUSE SPACE



OVERHEAD DOOR



# PROPERTY PHOTOS

651 South Madison St, Lebanon, IL 62254

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO





# PROPERTY PHOTOS

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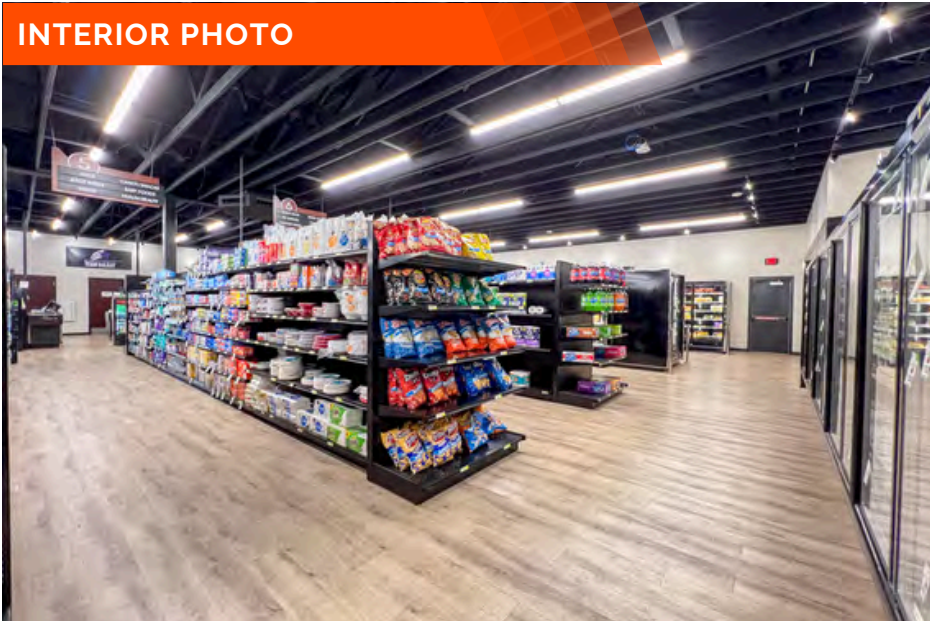
INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO





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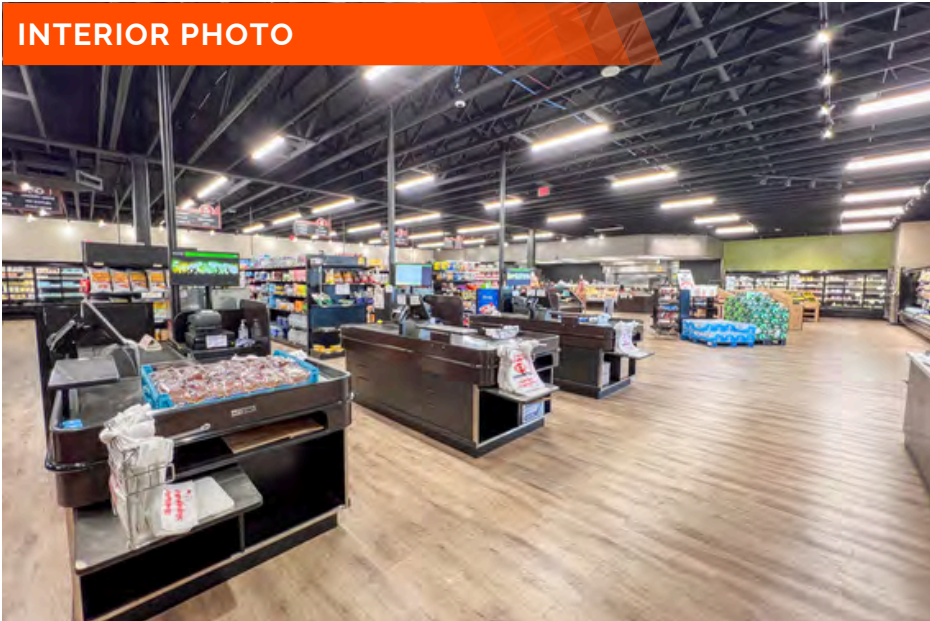
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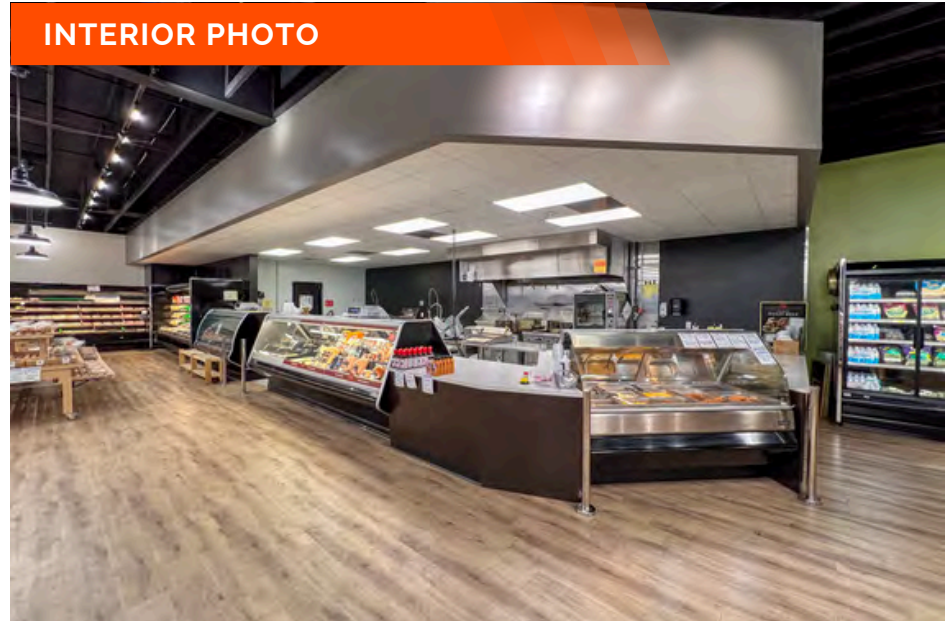
INTERIOR PHOTO



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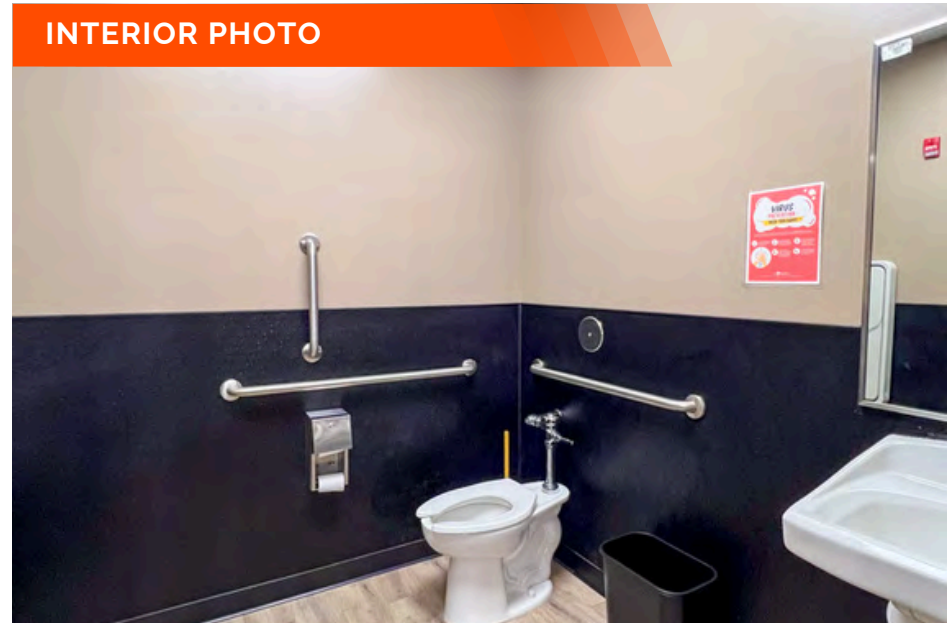
# PROPERTY PHOTOS

651 South Madison St, Lebanon, IL 62254

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



# INDUSTRIAL PROPERTY SUMMARY

651 SOUTH MADISON STREET

**LISTING #** 3008

## LOCATION DETAILS:

**Parcel #:** 05-19.0-337-020, 05-19.0-337-028, & 05-30.0-100-018  
**County:** IL - St. Clair  
**Zoning:** C-1

## PROPERTY OVERVIEW:

**Building SF:** 12,000  
**Vacant SF:** -  
**Usable Sqft:** 12,000  
**Office SF:** -  
**Warehouse SF:** -  
**Min Divisible SF:** 12,000  
**Max Contig SF:** 12,000  
**Lot Size:** 1.88 Acres  
**Frontage:** 233  
**Depth:** 390  
**Parking Spaces:** 46  
**Parking Surface Type:** Asphalt  
**Archeological:** No  
**Environmental:** No  
**Survey:** No

## STRUCTURAL DATA:

**Year Built:** 2020  
**Renovated:** -  
**Clear Ht Min:** 9  
**Clear Ht Max:** 15  
**Bay Spacing:** Clear Span  
**Construction Type:** Concrete, Masonry, Mixed  
**Roof:** 2020  
**Floor Type:** Reinforced Concrete  
**Floor Thickness:** -

## FACILITY INFORMATION:

**Heat:** Throughout  
**AC:** Throughout  
**Lighting:** LED  
**Sprinklers:** Wet Pipe System  
**Insulated:** Yes  
**Ventilation:** No  
**Compressed Air:** No  
**Restrooms Men:** Yes  
**Restrooms Womens:** Yes  
**Showers:** No  
**Floor Drains:** Yes

## LOADING & DOORS:

**Dock Doors:** -  
**# of Dock Doors:** -  
**Dock Levelers:** -  
**Dock Leveler Capacity:** -  
**# Drive In Doors:** 1  
**Drive In Door Size:** 10' x 15'

## TRANSPORATION:

**Interstate Access:** Interstates 64, 70, and 55  
**Airport Access:** -  
**Rail Access:** -  
**Rail Line:** -  
**Rail Status:** -



# INDUSTRIAL PROPERTY SUMMARY PG 2

651 SOUTH MADISON STREET

## UTILITY INFO:

Water Provider:	City of Lebanon
Water Location:	On Site
Sewer Provider:	City of Lebanon
Sewer Location:	On Site
Gas Provider:	Ameren
Gas Location:	On Site
Electric Provider:	Ameren
Electric Location:	On Site
Voltage Low:	208
Voltage High:	480
Amps:	-
Phase:	3

## FINANCIAL INFORMATION:

Taxes:	\$16,810.29
Tax Year:	2023



## SALE/LEASE INFORMATION:

Sale Price:	\$2,900,000
Price / SF:	\$241.67

## PROPERTY DESCRIPTION:

12,000-square-foot facility features a dual-entrance foyer that guides customers into a thoughtfully designed retail space. The front area showcases a professional reception counter strategically positioned near modern restroom facilities and an expansive office suite.

The warehouse space offers a 10' x 12' overhead drive-in door. Within this space there is an additional staff restroom. The building has uniform 15-foot ceiling heights throughout, maximizing vertical storage and display potential. The property is equipped with 3-phase power infrastructure. All (FF&E) Furniture, fixtures and equipment are negotiable.

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