

# FOR LEASE

1600 Lebanon Ave.,  
Belleville, IL 62221



960 SF - 9,065 SF RETAIL/OFFICE SPACE FOR LEASE

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

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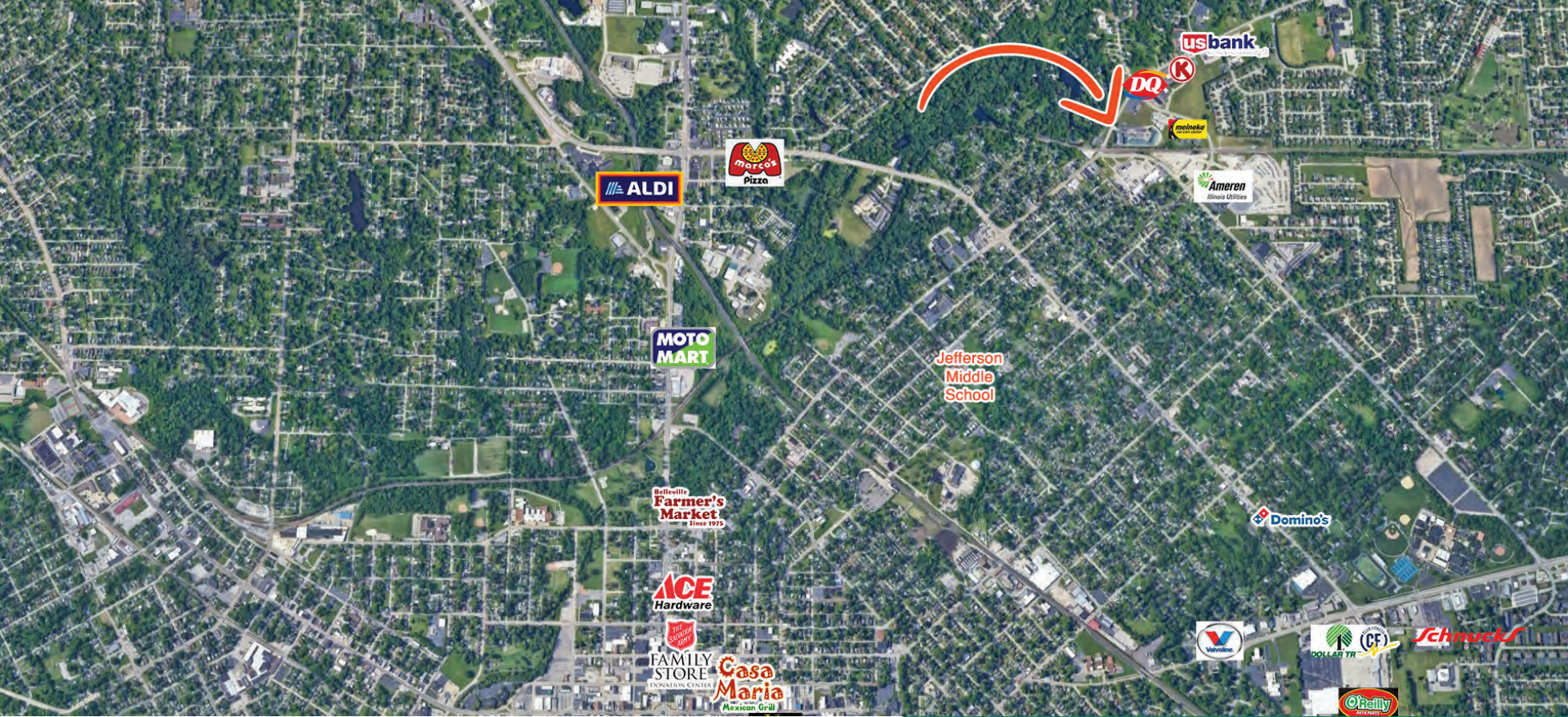
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

# AREA MAP

1600 Lebanon Avenue, Belleville, IL 62221



## LOCATION OVERVIEW

Retail Center located along Lebanon Ave, one-block south of Old Collinsville Road. Retail, office and automotive uses surrounding the property.



MONUMENT SIGNAGE



110 PARKING SPACES



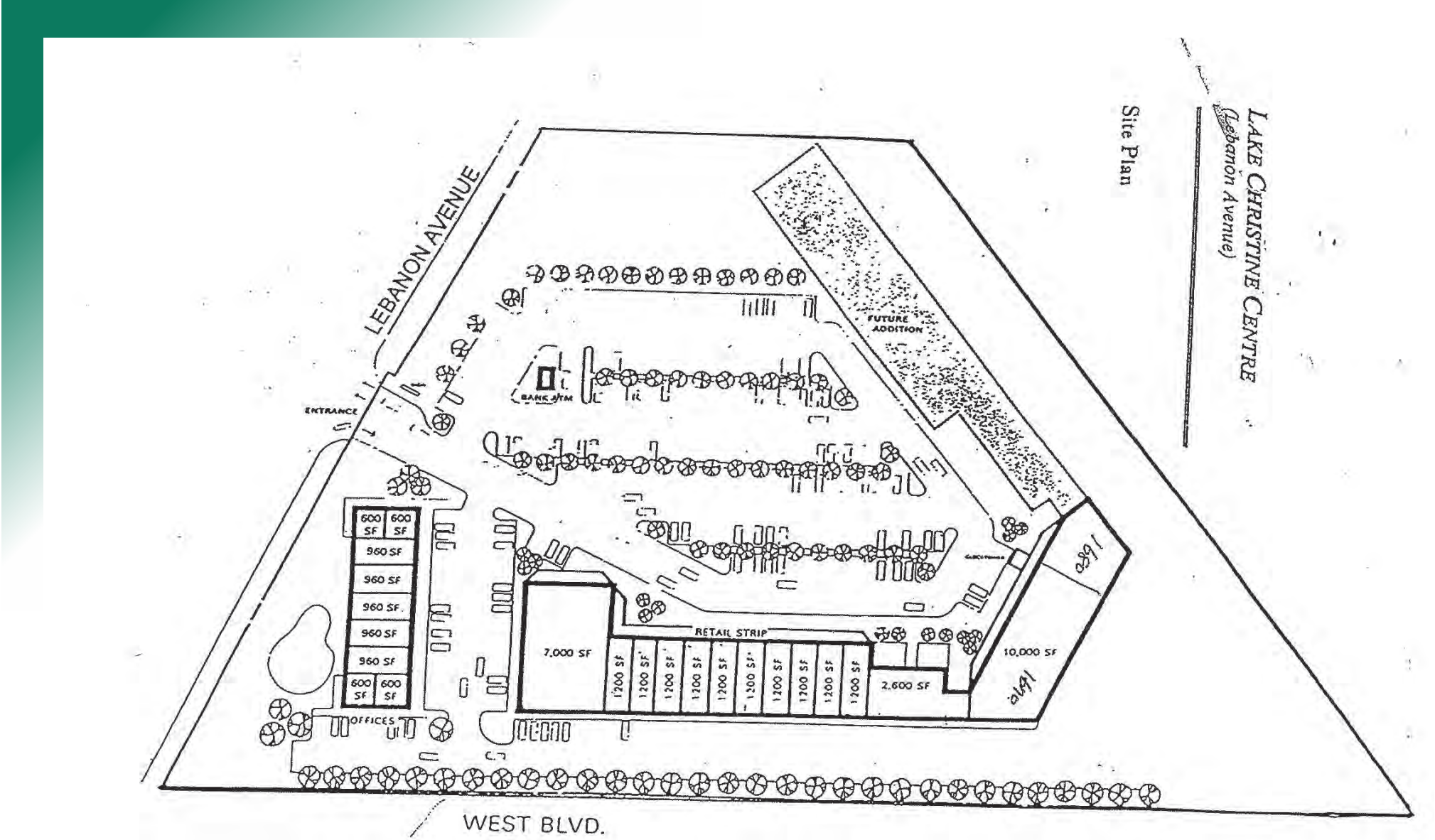
19 UNITS



12,400 TRAFFIC COUNT

# FLOOR PLAN

1600 Lebanon Avenue, Belleville, IL 62221



\*Not to Scale

# PROPERTY PHOTOS

1600 Lebanon Avenue, Belleville, IL 62221



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INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



# OFFICE/RETAIL PROPERTY SUMMARY

1600 LEBANON AVE

**LISTING #** 3009

## LOCATION DETAILS:

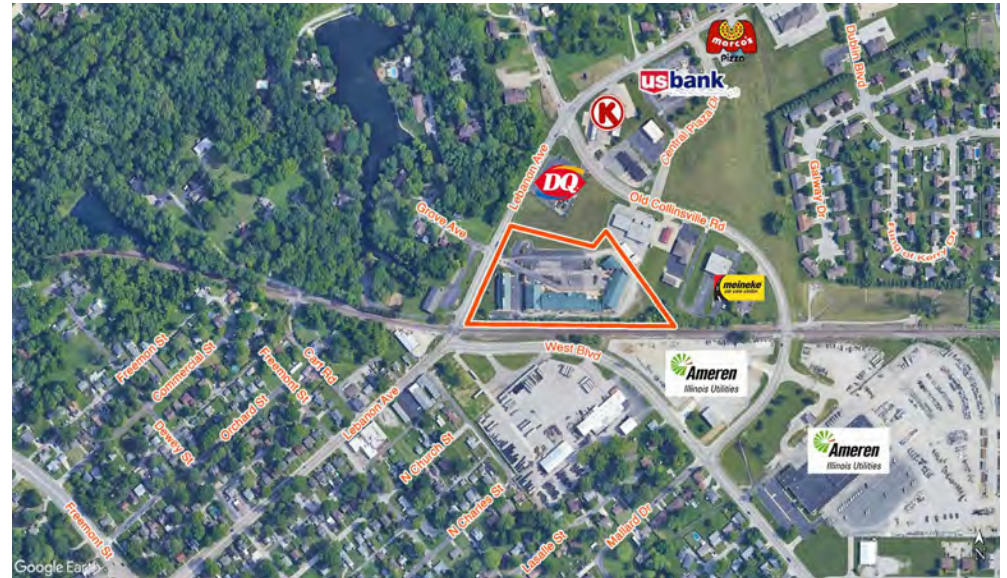
**Parcel #:** 08-14.0-105-023  
**County:** IL - St. Clair  
**Zoning:** C-2 Heavy Commercial

## PROPERTY OVERVIEW:

**Building SF:** 36,445  
**Vacant SF:** 18,682  
**Usable Sqft:** -  
**Min Divisible SF:** 960  
**Max Contig SF:** 9,065  
**Office SF:** 18,682  
**Retail SF:** 18,682  
**Signage:** Monument/Building  
**Lot Size:** 6.07 Acres  
**Frontage:** 435  
**Depth:** Varies  
**Parking Spaces:** 110  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 1988  
**Yr Renovated:** -  
**Building Class:** -  
**Ceilings:** 12'  
**Construction Type:** -



## SALE/LEASE INFORMATION:

**Lease Rate:** \$12.00  
**Lease Type:** Gross

## DEMOGRAPHICS:

**Traffic Count:** 12400

## PROPERTY DESCRIPTION:

Water/Sewer/Trash included in monthly rent.



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