

FOR LEASE

105 E State St.
Hamel, IL 62046



1,200 SF FOR LEASE

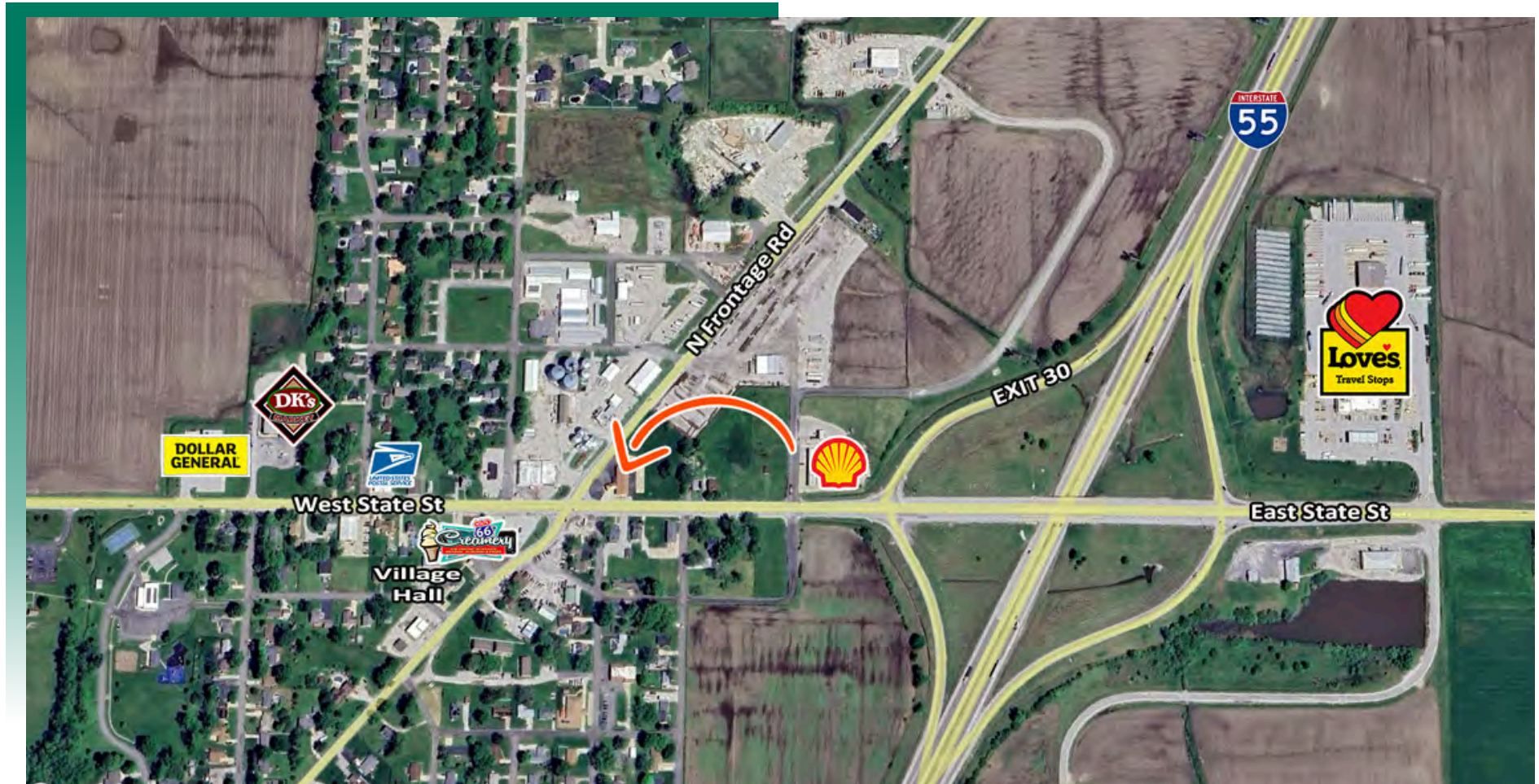
BARBERMURPHY
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AREA MAP

105 E State St., Hamel, IL



LOCATION OVERVIEW

Located at the corner of IL-157 and State St (IL-140). Easily accessible from IL-157, IL-140 and I-55.

OFFICE/RETAIL PROPERTY SUMMARY

105 E STATE ST

LISTING # 3054

LOCATION DETAILS:

Parcel # 3,945
County: IL - Madison
Zoning: General Commercial

PROPERTY OVERVIEW:

Building SF: 3,945
Vacant SF: 1,200
Usable Sqft: 1,200
Min Divisible SF: 1,200
Max Contig SF: 1,200
Office SF: 1,200
Lot Size: 2.30 Acres
Frontage: 290
Depth: 200
Parking Spaces: 4
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1985
Renovated: 2025
Building Class: B
Ceilings: 10'



LEASE INFORMATION:

Lease Rate: \$10.00/SF
Lease Type: Full Service

FINANCIAL INFORMATION:

Taxes: \$11,633.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 10,000

PROPERTY DESCRIPTION:

Private office space available in this newly remodeled Bank of Hillsboro branch. Easily accessible from IL-157, IL-140 and I-55. Tenant improvements negotiable.