

FOR LEASE

801 12th Street  
Carlyle, IL 62231



650+ SF OFFICE SPACE

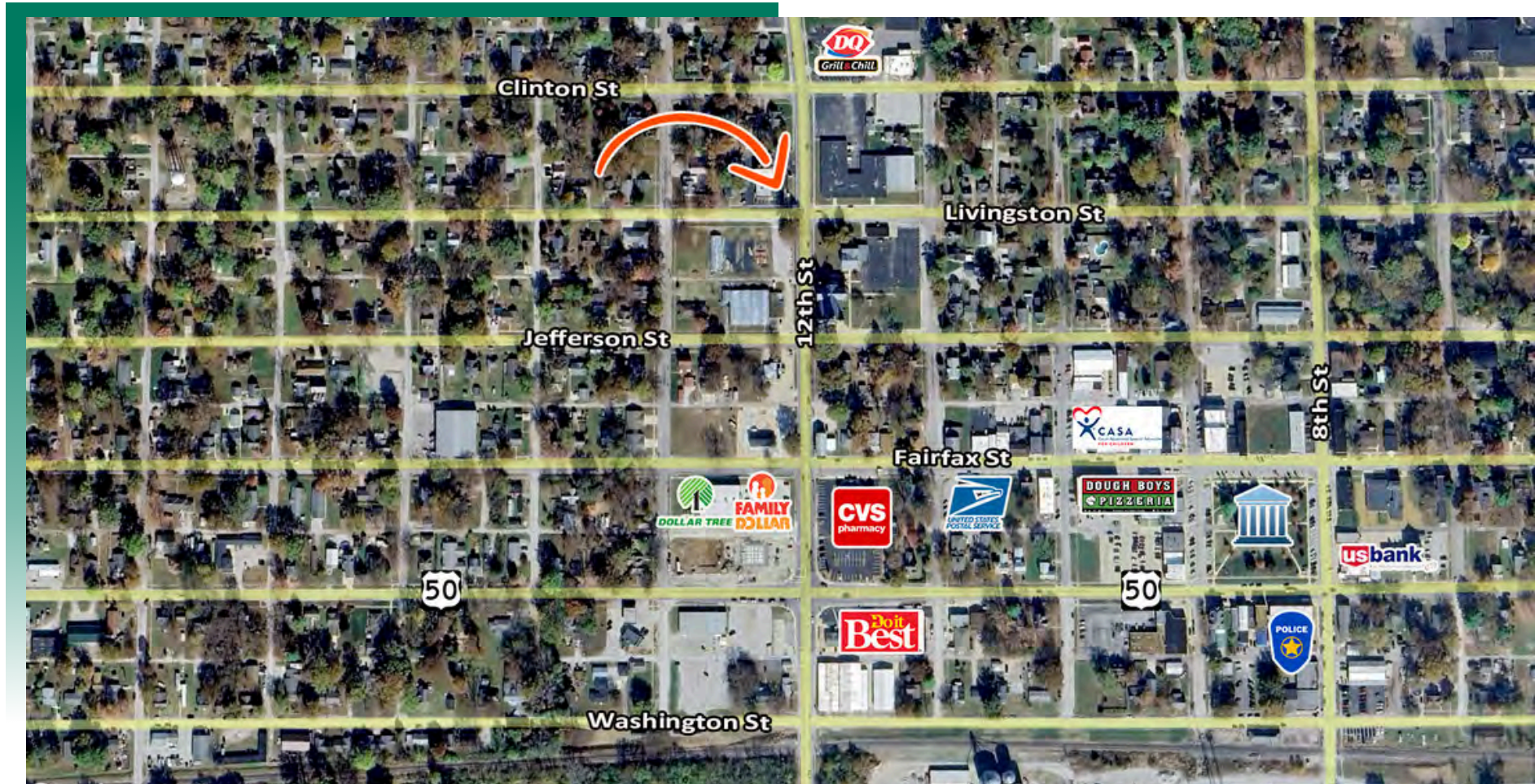
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# AREA MAP

801 12th St., Carlyle, IL



## LOCATION OVERVIEW

Located on the corner of 12th and Livingston. Great Exposure to Hwy 50.

# FLOOR PLAN

801 12th St., Carlyle, IL



## FLOOR PLAN

SCALE: 1/4" = 1'-0"



\*Not to scale

# OFFICE/RETAIL PROPERTY SUMMARY

801 12TH ST

**LISTING #** 3053

## LOCATION DETAILS:

Parcel # 5,440  
County: IL - Clinton  
Zoning: B-2 Hwy Bus

## PROPERTY OVERVIEW:

Building SF: 5,440  
Vacant SF: 650  
Usable Sqft: 5,440  
Min Divisible SF: 650  
Max Contig SF: 650  
Office SF: 650  
Signage: Building  
Lot Size: 0.46 Acres  
Frontage: 140  
Depth: 140  
Parking Spaces: 25  
Parking Surface Type: Asphalt

## STRUCTURAL DATA:

Year Built: 1971  
Renovated: 2024  
Building Class: B  
Ceilings: 10'



## LEASE INFORMATION:

Lease Rate: \$23.00/SF  
Lease Type: Full Service

## FINANCIAL INFORMATION:

Taxes: \$4,065.00  
Tax Year: 2023

## DEMOGRAPHICS:

Traffic Count: 11,000

## PROPERTY DESCRIPTION:

Private office space in the Bank of Hillsboro branch in Carlyle IL. Full Service lease.