

FOR LEASE

2709-2713 Corner Ct.
Alton, IL 62002



(3) OFFICE/RETAIL SUITES AVAILABLE

BARBERMURPHY
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AREA MAP

2709 Corner Ct. Alton, IL 62002



LOCATION OVERVIEW

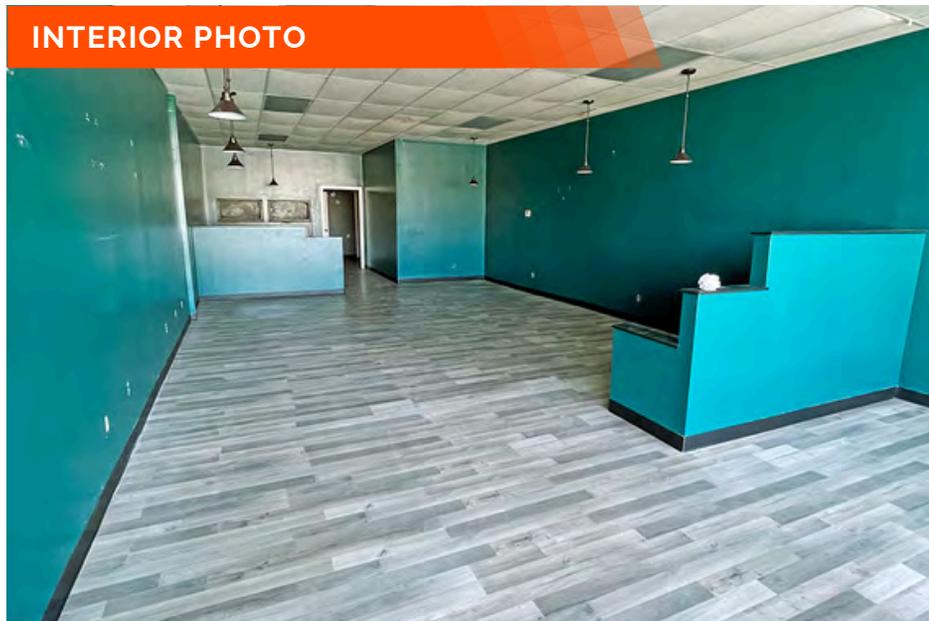
Located on Homer Adams Parkway in a high visibility location. Situated in heavy retail area.

PROPERTY PHOTOS

2709 Corner Ct., Alton, IL



EXTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO

Suite 2709 - 1,200 SF - consists of an open area with a 3-bowl sink in the back

PROPERTY PHOTOS

2711 Corner Ct., Alton, IL

EXTERIOR PHOTO



SUITE 2711
1,200 SF

- Former restaurant
- Hood in place
- Drive-through window

INTERIOR PHOTO



KITCHEN AREA



PROPERTY PHOTOS

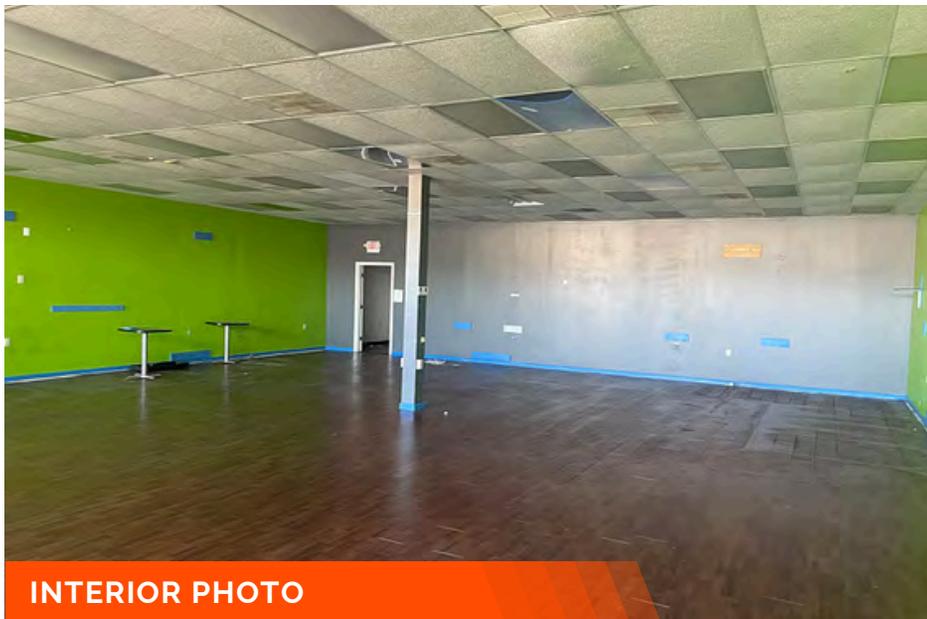
2712-2713 Corner Ct., Alton, IL



EXTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO

SUITE 2712-2713
2,400 SF

- Former gym
- Large open area
- 2 restrooms

RETAIL PROPERTY SUMMARY

2708 CORNER COURT

LISTING # 3135

LOCATION DETAILS:

Parcel # 23-2-08-06-13-301-003;004
County: IL - Madison
Zoning: B2 - City of Alton

PROPERTY OVERVIEW:

Building SF: 9,600
Total SF Available: 4,800
Min Divisible SF: 1,200
Max Contiguous SF: 2,400
Office SF: 4,800
Retail SF: 4,800
Signage: Yes
Lot Size: 0.47 Acres
Frontage: 97
Depth: Varies
Parking Spaces: 53
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1975
Building Class: C
Ceilings: 10'



LEASE INFORMATION:

Lease Rate: \$13.00/SF
Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$13,335.00

DEMOGRAPHICS:

Traffic Count: 19,550

PROPERTY DESCRIPTION

9,600 SF retail center with three suites available for lease. 1,200–2,400 contiguous SF available in a high-traffic retail area. The center features a strong mix of retail and office tenants.

Surrounding retailers include McDonald's, Popeyes, Andy's Tires, and Riviera Maya Restaurant. Current tenants in the center include Jerked Up Restaurant, a dental office, US Nails, Functional Fitness, and BD Sports.