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Managing Broker

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AREA MAP

2709 Corner Ct. Alton, IL 62002



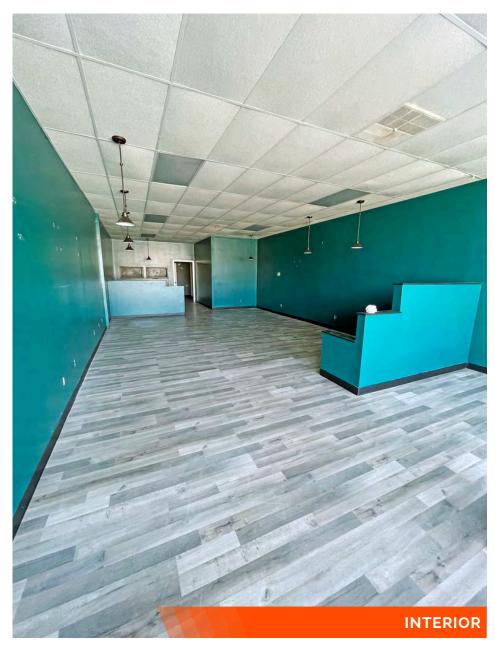
LOCATION OVERVIEW

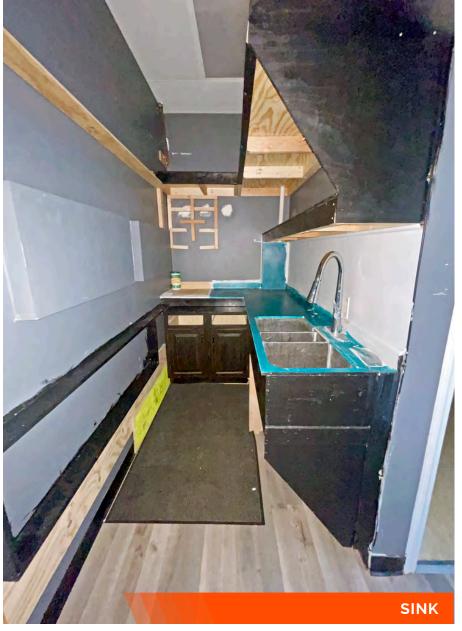
Located on Homer Adams Parkway in a high visibility location. Situated in heavy retail area.



PROPERTY PHOTOS

2709 Corner Ct. Alton, IL 62002





RETAIL PROPERTY SUMMARY

2708 CORNER COURT

LISTING # 3135

LOCATION DETAILS:

Parcel # 9,600

County: IL - Madison

Zoning: B2 - City of Alton

PROPERTY OVERVIEW:

Building SF: 9,600

Vacant SF: 9,600

Usable Sqft: 1,200

Min Divisible SF: 1,200

Office SF: 1,200

Retail SF: 1,200

Signage: Building

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: \$15.00/SF

Lease Type: Net

Net Expenses: \$3.00/SF

FINANCIAL INFORMATION:

Taxes: \$13,335.00

DEMOGRAPHICS:

Traffic Count: 19550

PROPERTY DESCRIPTION:

1200 SF of retail space in a heavy retail area. Surrounding retailers include McDonald's, Popeyes, Andy's tires, and Riviera Maya. Businesses in the retail center include Jerked up restaurant, dental office, US Nails, Functional Fitness, and BD Sports. Located off of Homer Adams Parkway.



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