

FOR LEASE

2709 Corner Ct.
Alton, IL 62002



1,200 SF RETAIL SPACE AVAILABLE

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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

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



INTERIOR



SINK

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.