

FOR SALE -AND- FOR LEASE

1140 S Illinois St.
Belleville, IL 62220



1,959 SF TURN-KEY RESTAURANT/DRIVE-THRU

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OFFICE/RETAIL PROPERTY SUMMARY

1140 S ILLINOIS ST

LISTING # 2031

LOCATION DETAILS:

Parcel #: 08-27.0-314-012 & 013
County: IL - St. Clair
Zoning: C-2 - Belleville

PROPERTY OVERVIEW:

Building SF: 1,959
Vacant SF: 1,959
Usable Sqft: 1,959
Min Divisible SF: 1,959
Max Contig SF: 1,959
Retail SF: 1,959
Lot Size: 1.37 Acres
Frontage: 460
Depth: IRR
Parking Spaces: 23
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1979
Yr Renovated: 2013
Ceilings: 8'-10'
Construction Type: Brick, Concrete Block



SALE/LEASE INFORMATION:

Sale Price: \$350,000
Price / SF: \$178.66
Lease Rate: \$2,750/Month
Lease Type: NNN

FINANCIAL INFORMATION:

Taxes: \$7,063.00
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 16,900

PROPERTY DESCRIPTION:

Turn-key drive-thru opportunity. The 1,959 SF brick building sits on 1.37 acres along IL Route 159/S. Illinois St., right at the IL Route 15 interchange, with strong visibility, 16,900 vehicles per day, and telescopic signage visible from Route 15. The property is already set up for food service, including a working drive-thru lane, outdoor patio seating, and a walk-in cooler and freezer. This property presents a solid value in a proven restaurant corridor with nearby national brands including McDonald's, Hardee's, Denny's, and Rally's. The site is also adjacent to the newly renovated Belle-Clair Fairgrounds & Expo Center, which brings in more than 100,000 visitors annually. For an owner-operator looking for a quick opening or an investor seeking a well-located retail asset, this property is worth a serious look.