

# FOR LEASE

124 Regency Park,  
O'Fallon, IL 62269

1,800 SF



CHIROPRACTOR

1,800 SF OFFICE/RETAIL SPACE

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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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

124 Regency Park, O'Fallon, IL 62269



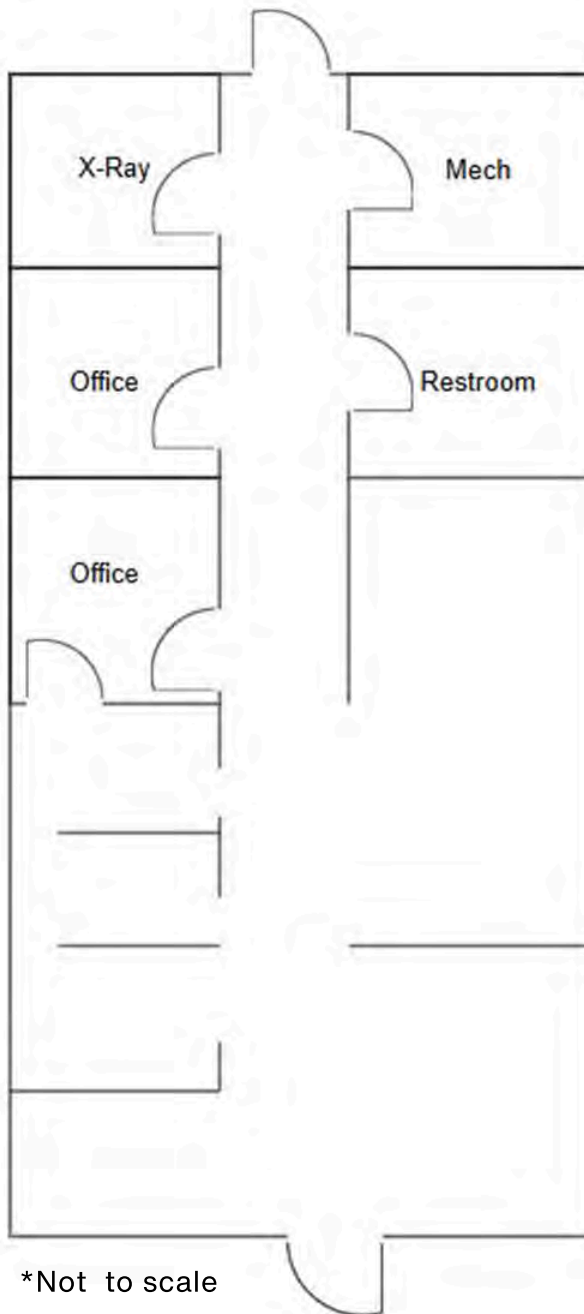
## LOCATION OVERVIEW

Strategically located just off the exit ramp from I-64 and Highway 50 near HSHS St. Elizabeth's Hospital.  
61,000 ADT on I-64.



# FLOOR PLAN

124 Regency Park, O'Fallon, IL 62269



\*Not to scale





# PROPERTY PHOTOS

124 Regency Park, O'Fallon, IL 62269

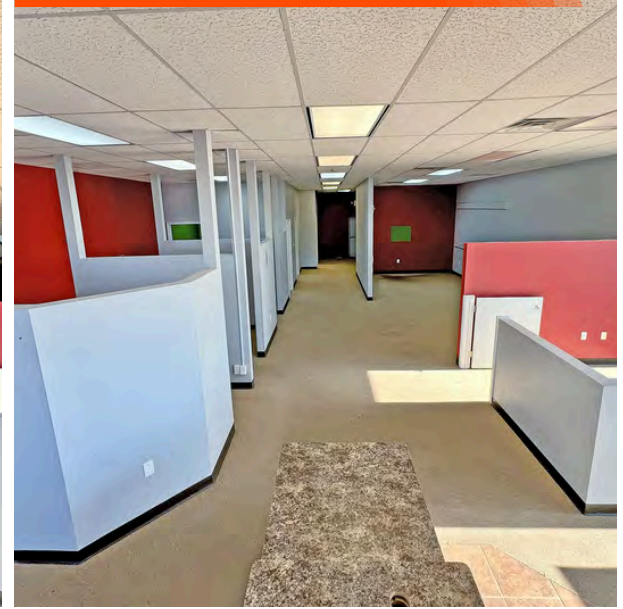
ENTRANCE



ENTRANCE & WAITING ROOM



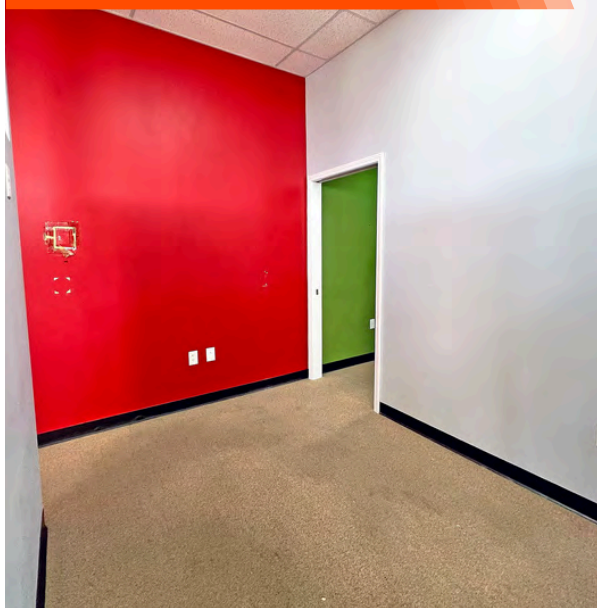
FRONT VIEW



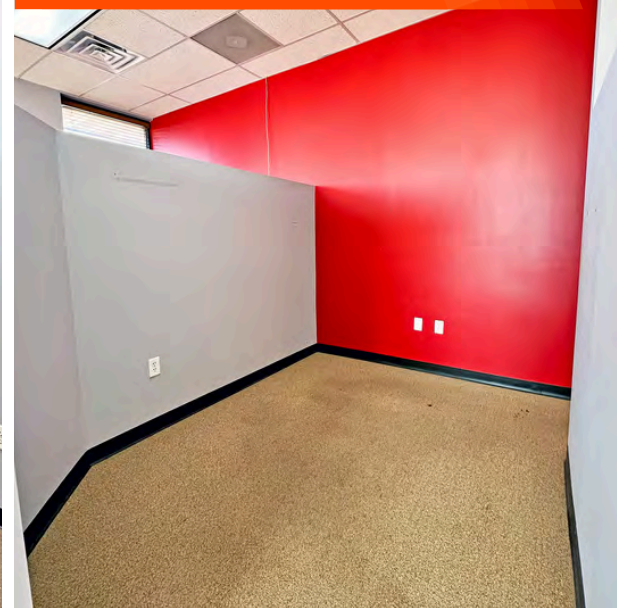
OPEN TREATMENT ROOMS



OPEN ROOM



OPEN ROOM





# PROPERTY PHOTOS

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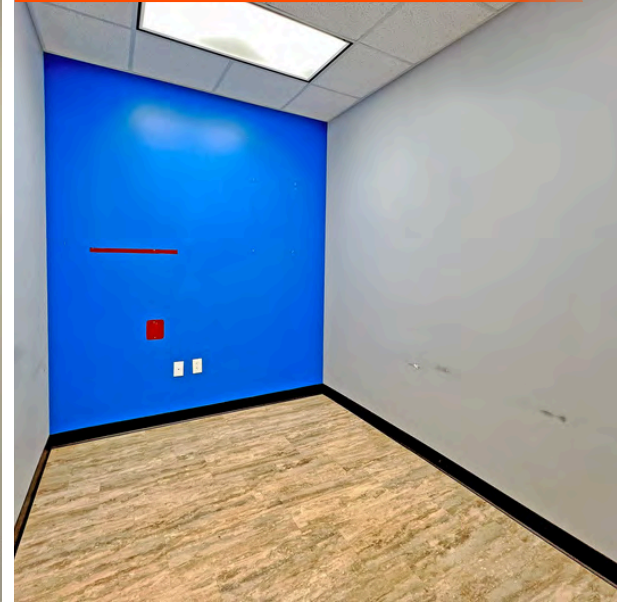
RACK ROOM



HALLWAY & OFFICES



OFFICE



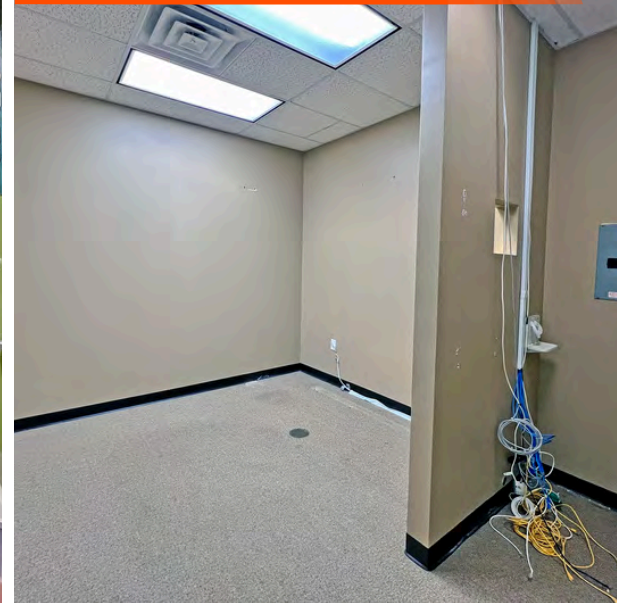
OFFICE



IT ROOM



X-RAY



# OFFICE/RETAIL SUMMARY

## 124 REGENCY PARK

**LISTING #** 3177

### LOCATION DETAILS:

Parcel # 03-25.0-327-025  
County: IL - St. Clair  
Zoning: B1-P - O'Fallon

### PROPERTY OVERVIEW:

Building SF: 11,280  
Vacant SF: 1,800  
Usable Sqft: 1,800  
Min Divisible SF: 1,800  
Max Contig SF: 1,800  
Office SF: 1,800  
Retail SF: 1,800  
Signage: Building  
Lot Size: 1.95 Acres  
Frontage: 425  
Depth: 195  
Parking Spaces: 47  
Parking Surface Type: Asphalt

### STRUCTURAL DATA:

Year Built: 2008  
Renovated: 2018  
Building Class: A  
Ceilings: 9' - 10'  
Construction Type: Brick, Exterior - Block, Masonry



### LEASE INFORMATION:

Lease Rate: \$19.00 /SF  
Lease Type: NNN  
NNN Expenses: \$4.00

### FINANCIAL INFORMATION:

Taxes: \$38,813.42  
Tax Year: 2024

### DEMOGRAPHICS:

Traffic Count: 2,850

### PROPERTY DESCRIPTION:

1,800 SF former chiropractic suite available for lease. (2) private offices, (1) X-ray room, (3) open treatment rooms, a physical therapy rack corner, administration, waiting room, children's play area, IT room, and ADA restroom. Multiple offices/exam rooms could be added to current layout.