

**FOR LEASE**

**1830 East B St.,  
Belleville, IL 62221**



**1,800 SF OFFICE SPACE**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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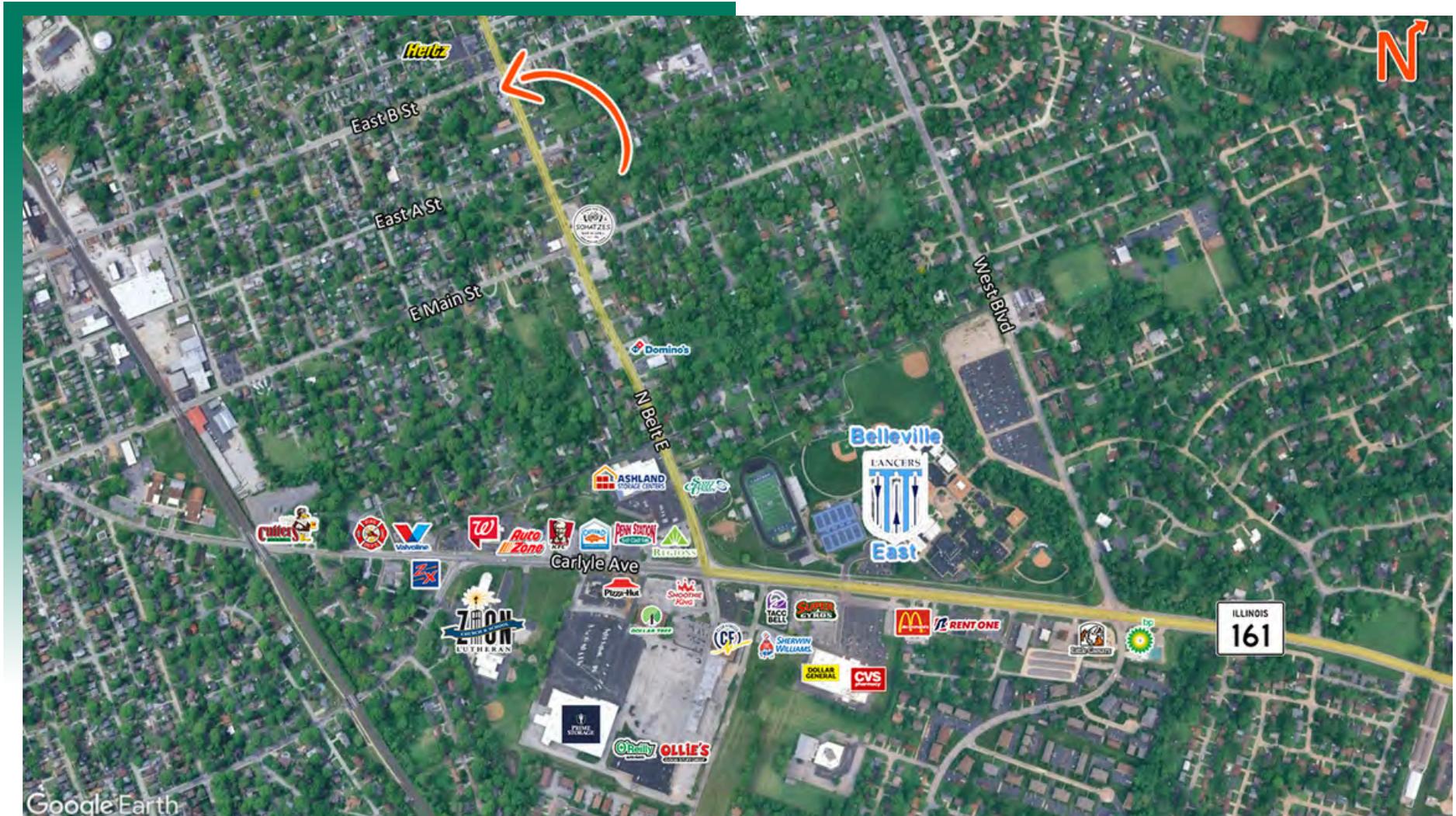
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

# AREA MAP

1830 East B St., Belleville, IL 62221



## LOCATION OVERVIEW

Located at a lighted intersection on Belleville's east side, 1830 E B Street offers excellent visibility with 2,300 ADT on East B St and 11,000 ADT IL 161, and easy access to Green Mount Road and the nearby Carlyle Avenue retail corridor. The site sits just minutes from downtown Belleville, Memorial Hospital, and surrounding residential neighborhoods, making it a high-traffic, convenient location for office or retail users.

# PROPERTY PHOTOS

1830 East B St., Belleville, IL 62221

OPEN BULLPEN



OPEN BULLPEN



Office/retail space with an open bullpen, one large private office, a break room, and two restrooms.

OPEN BULLPEN



OPEN BULLPEN



# OFFICE/RETAIL SUMMARY

1830 EAST B ST

**LISTING #** 1317

## LOCATION DETAILS:

Parcel # 08-23-109-029  
County: IL - St. Clair  
Zoning: B-1 - Belleville

## PROPERTY OVERVIEW:

Building SF: 1,800  
Vacant SF: 1,800  
Max Contig SF: 1,800  
Office SF: 1,800  
Signage: Building  
Lot Size: 0.25 Acres  
Frontage: 119  
Depth: 92  
Parking Spaces: 20  
Parking Surface Type: Asphalt

## STRUCTURAL DATA:

Year Built: 1934  
Renovated: 2021  
Ceilings: 10'  
Construction Type: Wood Frame



## LEASE INFORMATION:

Lease Rate: \$900/Month  
Lease Type: Modified Gross

## DEMOGRAPHICS:

Traffic Count: 13,300

## PROPERTY DESCRIPTION:

Prime office/retail space with an open bullpen area and one large private office. The layout includes a break room and two restrooms, making it ideal for a variety of professional or retail uses. Centrally located at a high-visibility, high-traffic 4-way stoplight, this property offers excellent visibility for your business. Previously used as an office.