

FOR LEASE

417-421 E Broadway
Alton, IL 62002



RETAIL/OFFICE SPACE AVAILABLE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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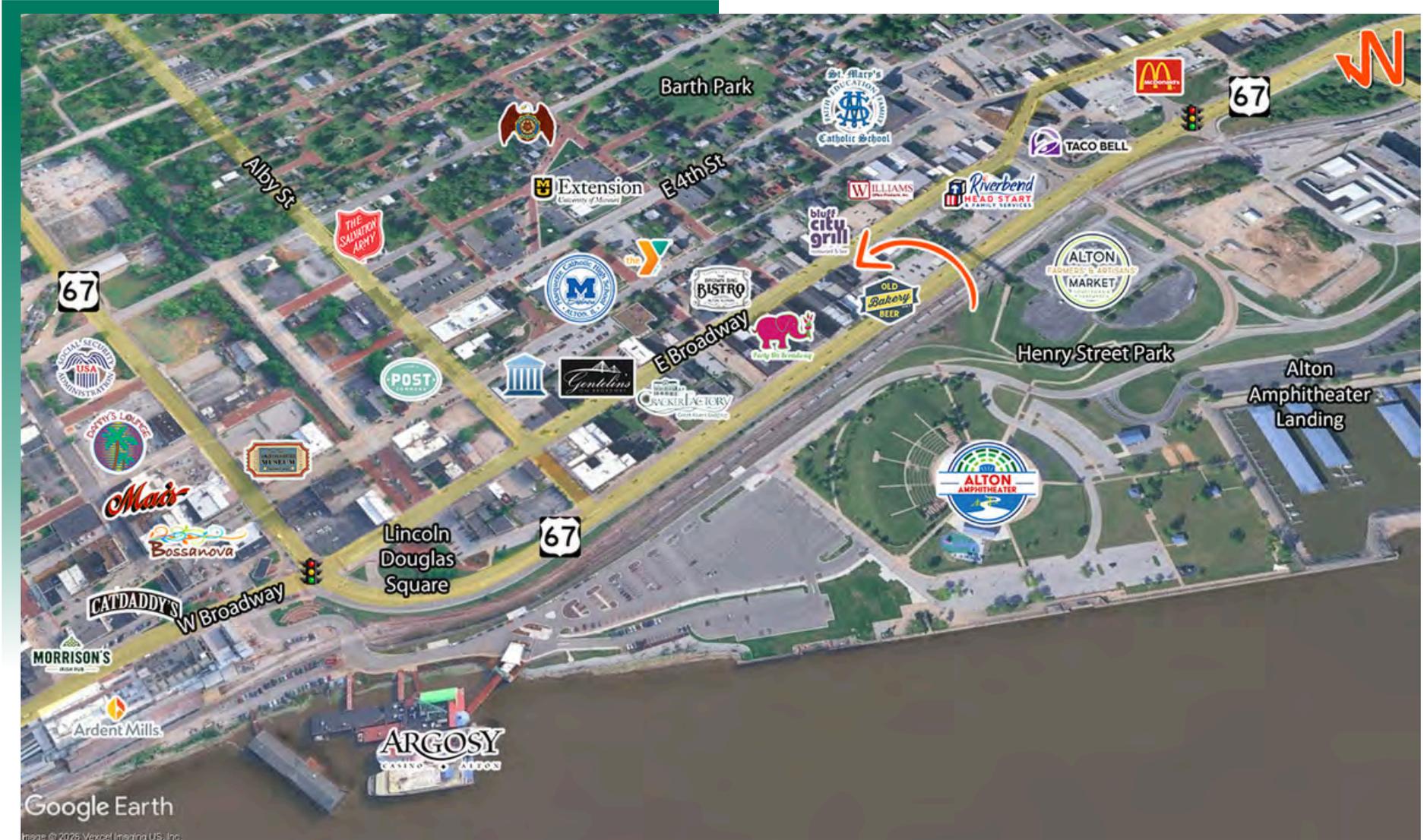
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AREA MAP

417-421 E Broadway, Alton, IL 62002

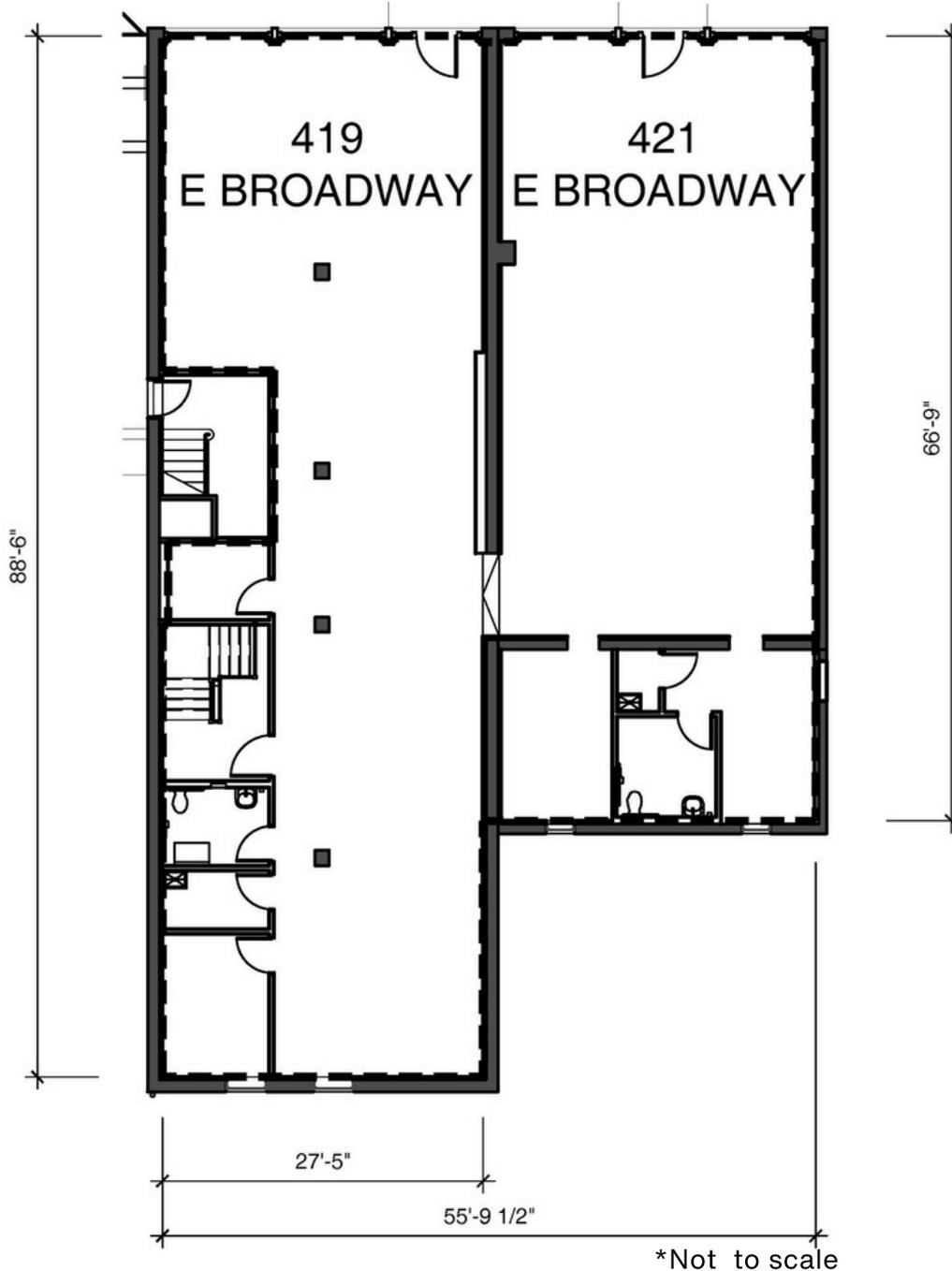


LOCATION OVERVIEW

Located in downtown Alton one block North of Riverfront Park and Alton Amphitheater. Multiple restaurants, amenities and Argosy Casino Alton within walking distance. Alton is 20 miles from downtown St. Louis, MO and 14 miles from downtown Edwardsville.

FLOOR PLAN & INFORMATION

417-421 E Broadway, Alton, IL 62002



2 retail suites (2,415 SF and 1,865 SF)

Maximum contiguous space of 4,280 SF

AltonWorks is currently renovating the entire building to a white-box finish.

Tenant improvements are negotiable.

LEASE RATE: \$25.00/SF, NNN

OFFICE/RETAIL SUMMARY

417-421 E BROADWAY

LISTING # 3186

LOCATION DETAILS:

Parcel # 23-2-07-14-08-202-024
County: IL - Madison
Zoning: C-4 Downtown Commercial

PROPERTY OVERVIEW:

Building SF: 4,280
Vacant SF: 4,280
Usable Sqft: 4,280
Min Divisible SF: 1,865
Max Contig SF: 4,280
Retail SF: 4,280
Signage: Building
Lot Size: 0.25 Acres
Frontage: 120
Depth: 95
Parking Spaces: 15
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1928
Renovated: 2026
Ceilings: 8' - 11'
Construction Type: Brick, Exterior - Block, Masonry



LEASE INFORMATION:

Lease Rate: \$25.00 /SF
Lease Type: NNN
NNN Expenses: \$4.00

FINANCIAL INFORMATION:

Taxes: \$5,539.28
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 2,800; 16,000 on River Road

PROPERTY DESCRIPTION:

2 retail suites (2,415 SF and 1,865 SF) available for lease. Maximum contiguous space of 4,280 SF. AltonWorks is currently renovating the entire building to a white-box finish. Tenant Improvements are negotiable.