

FOR LEASE

202 W Main St.
Glen Carbon, IL
62034

Suite A
1,400 SF



1,400 SF OFFICE/RETAIL SUITE

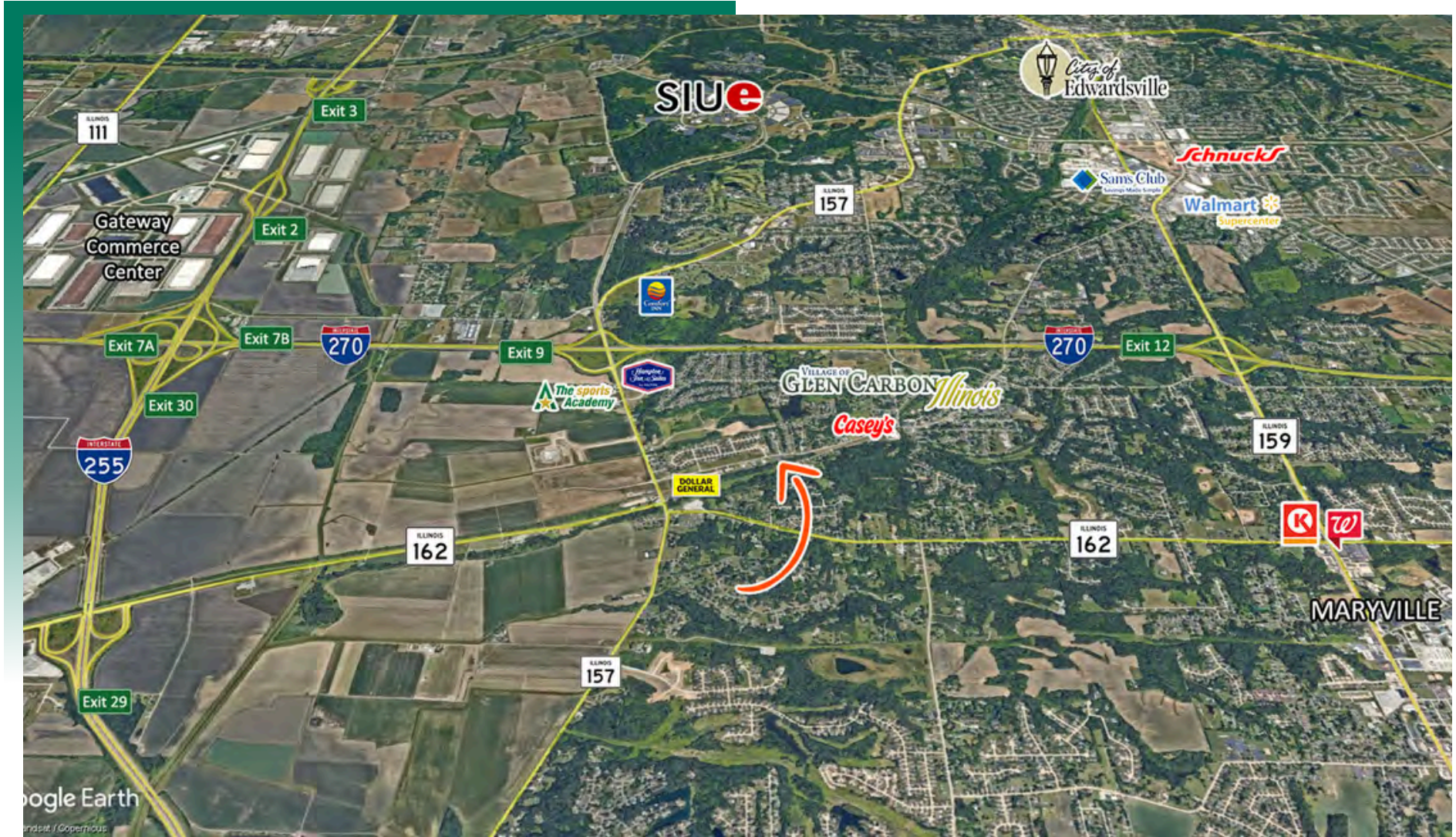
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Tony Smallmon
Broker Associate
Office: (618) 277-4400 (Ext. 18)
Cell: (618) 407-4240
tonys@barbermurphy.com



AREA MAP

202 W Main St. Glen Carbon, IL 62034

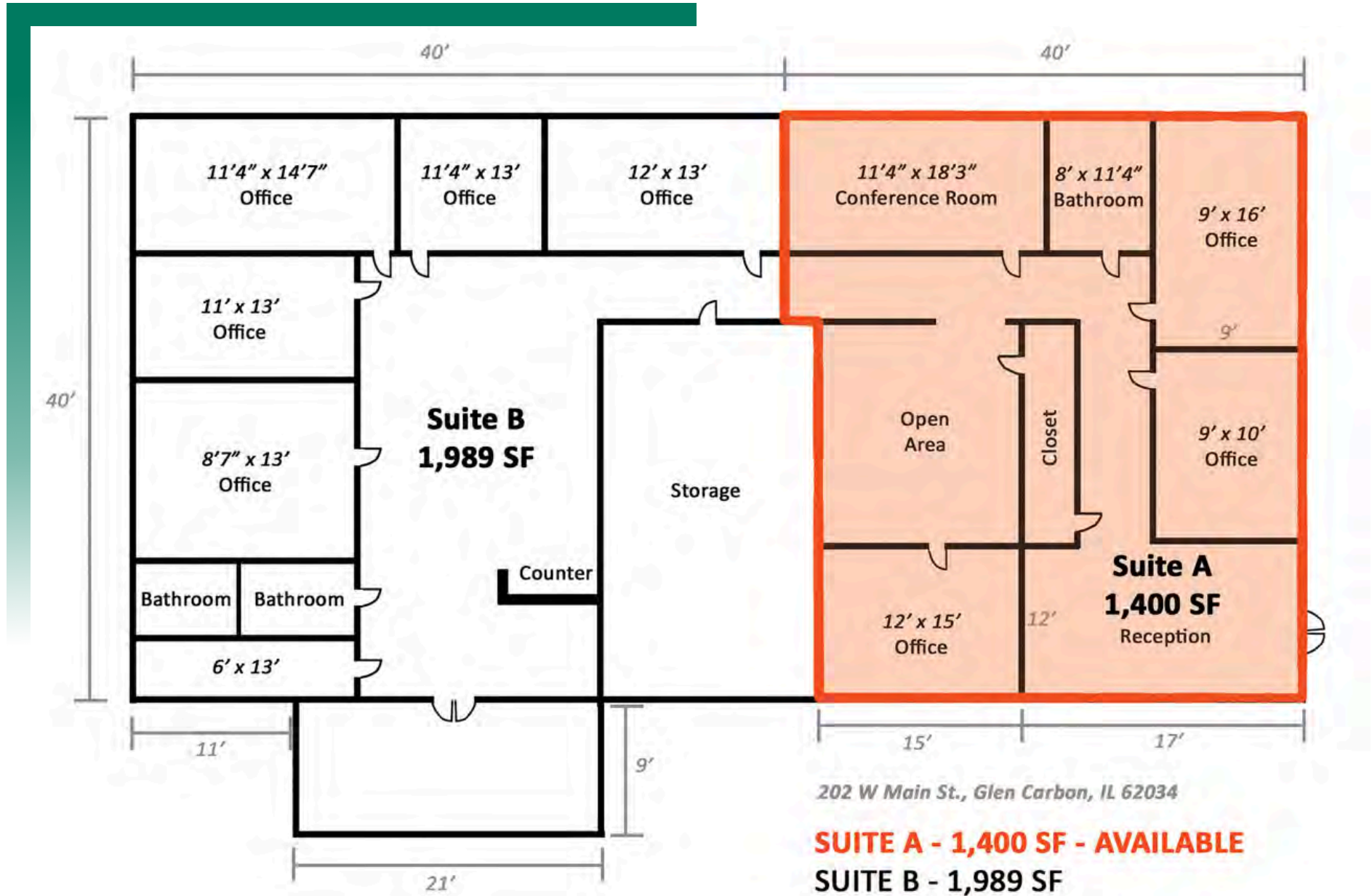


LOCATION OVERVIEW

Close proximity to I-270, IL-159, and major regional amenities.

FLOOR PLAN

202 W Main St. Glen Carbon, IL 62034



*Not to scale

PROPERTY PHOTOS

202 W Main St. Glen Carbon, IL 62034



PARKING LOT



ENTRANCE/WAITING ROOM



OPEN BULLPEN



CONFERENCE ROOM



OFFICE



OFFICE



RECEPTION/OFFICE

Includes 3 private offices, reception area, a conference room and large open bullpen area.

Strong visibility along W Main St with consistent daily traffic. Flexible commercial use potential in a high-demand submarket.

LEASE RATE: \$16.00/SF, NN

OFFICE/RETAIL SUMMARY

202 W MAIN ST

LISTING # 3229

LOCATION DETAILS:

Parcel # 14-2-15-33-19-401-008
County: IL - Madison
Zoning: CM (Main Street Commercial)

PROPERTY OVERVIEW:

Building SF: 3,389
Vacant SF: 1,400
Usable Sqft: 1,400
Min Divisible SF: 1,400
Max Contig SF: 1,400
Office SF: 1,400
Retail SF: 1,400
Lot Size: 0.49 Acres
Frontage: 229
Parking Spaces: 14
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1970
Renovated: 1970
Building Class: C
Ceilings: 8'-9'
Construction Type: Exterior - Block



LEASE INFORMATION:

Lease Rate: \$16.00/SF
Lease Type: NN
NNN Expenses: \$1.95

FINANCIAL INFORMATION:

Taxes: \$6,783.88
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 6900

PROPERTY DESCRIPTION:

1,400 SF Office/Retail suite For lease. Includes 3 private offices, reception area, a conference room and large open bullpen area. Strong visibility along W Main St with consistent daily traffic. Flexible commercial use potential in a high-demand submarket.