



BUILDING FRONTAGE



SUITE ENTRANCE

FOR LEASE

**5,145 SF
BUILDOUT
READY
LOWER
LEVEL
SUITE**

**2160 S State Route 157.,
Glen Carbon, IL 62034**

BARBERMURPHY

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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

2160 S State Route 157, Glen Carbon, IL 62034

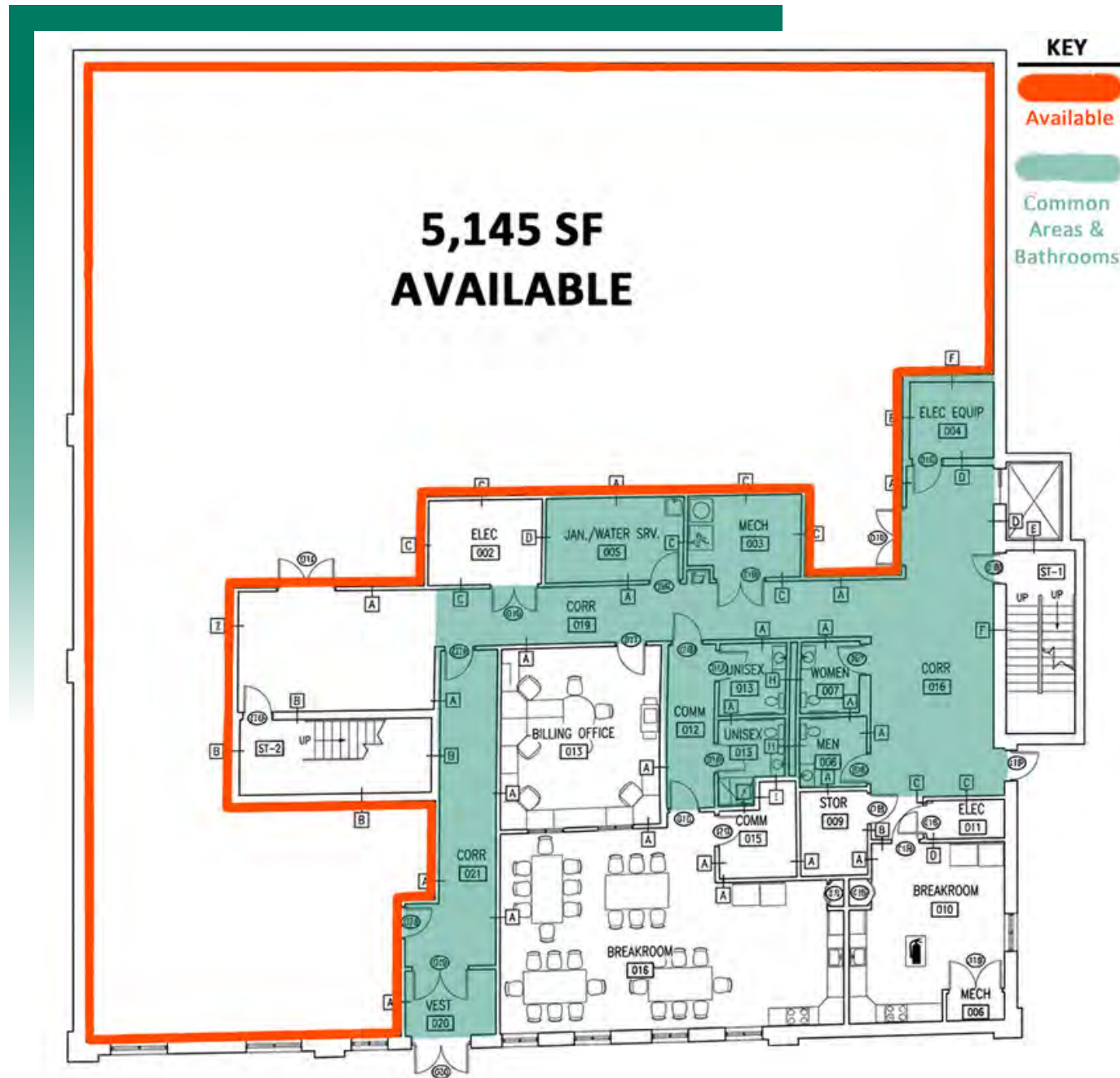


LOCATION OVERVIEW

The property is positioned along one of Glen Carbon's key commercial growth corridors, offering strong visibility and convenient access within the Edwardsville/Glen Carbon trade area. The site benefits from proximity to established residential neighborhoods, Southern Illinois University Edwardsville, I-270, I-55/70 access, and nearby retail, service, medical, and professional services users.

FLOOR PLAN

2160 S State Route 157, Glen Carbon, IL 62034



*Not to scale

PROPERTY PHOTOS & INFORMATION

2160 S State Route 157, Glen Carbon, IL 62034

OPEN SPACE



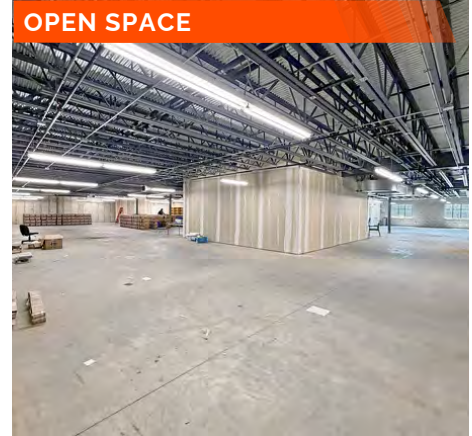
OPEN SPACE



UNFINISHED FRONT



OPEN SPACE



ENTRYWAY



COMMON AREA HALLWAY



MONUMENT SIGNAGE



MAIN LEVEL TENANTS



PROPERTY DETAILS

- Climate-controlled suite with individually metered utilities
- Walk-out entrance to the south
- Three points of entry into the suite
- Shared lower-level common hallways and four restrooms
- Co-anchor tenants include Bank of Springfield and SSM Health
- Lease rates offered in as-is condition
- Tenant improvements may be negotiable and amortized over the lease term
- Existing restroom and mechanical infrastructure already in place which will significantly reduce future build out costs
- Ideal for professional office users, medical office users, specialty imaging centers, or retail showroom use

OFFICE/RETAIL SUMMARY

2160 S STATE ROUTE 157, GLEN CARBON, IL 62034

LISTING # 3255

LOCATION DETAILS:

Parcel # 14-2-15-21-04-406-005
County: IL - Madison
Zoning: General Commercial

PROPERTY OVERVIEW:

Building SF: 25,254
Vacant SF: 5,145
Min Divisible SF: 5,145
Max Contig SF: 5,145
Office SF: 5,145
Retail SF: 5,145
Signage: Building
Lot Size: 2.83 Acres
Frontage: 393
Depth: 313
Parking Spaces: 163
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2005
Building Class: A
Ceilings: 9'
Construction Type: Brick,Masonry



LEASE INFORMATION:

Lease Rate: \$18.00/SF
Lease Type: NNN
NNN Expenses: \$5.50

FINANCIAL INFORMATION:

Taxes: \$104,774.24
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 16,100

PROPERTY DESCRIPTION:

5,145 SF unfinished lower level suite available for lease. Suite is climate-controlled with individually-metered utilities. Walk-out entrance to the South and 3 points of entry to the suite. Lower level common hallways and restrooms (4) are shared with co-anchor tenants Bank of Springfield and SSM Health. Lease rates are AS-IS, however Tenant Improvements may be negotiable - amortized over the length of the lease. Existing infrastructure already in place (restrooms and mechanical), which will cut down tremendously on future build out costs. Ideal location for professional office users, medical office users, specialty-imaging centers or retail showroom.