

FOR SALE -AND- FOR LEASE

5300 W Main St.,
Belleville, IL 62226



2,500 SF FORMER MEDICAL OFFICE

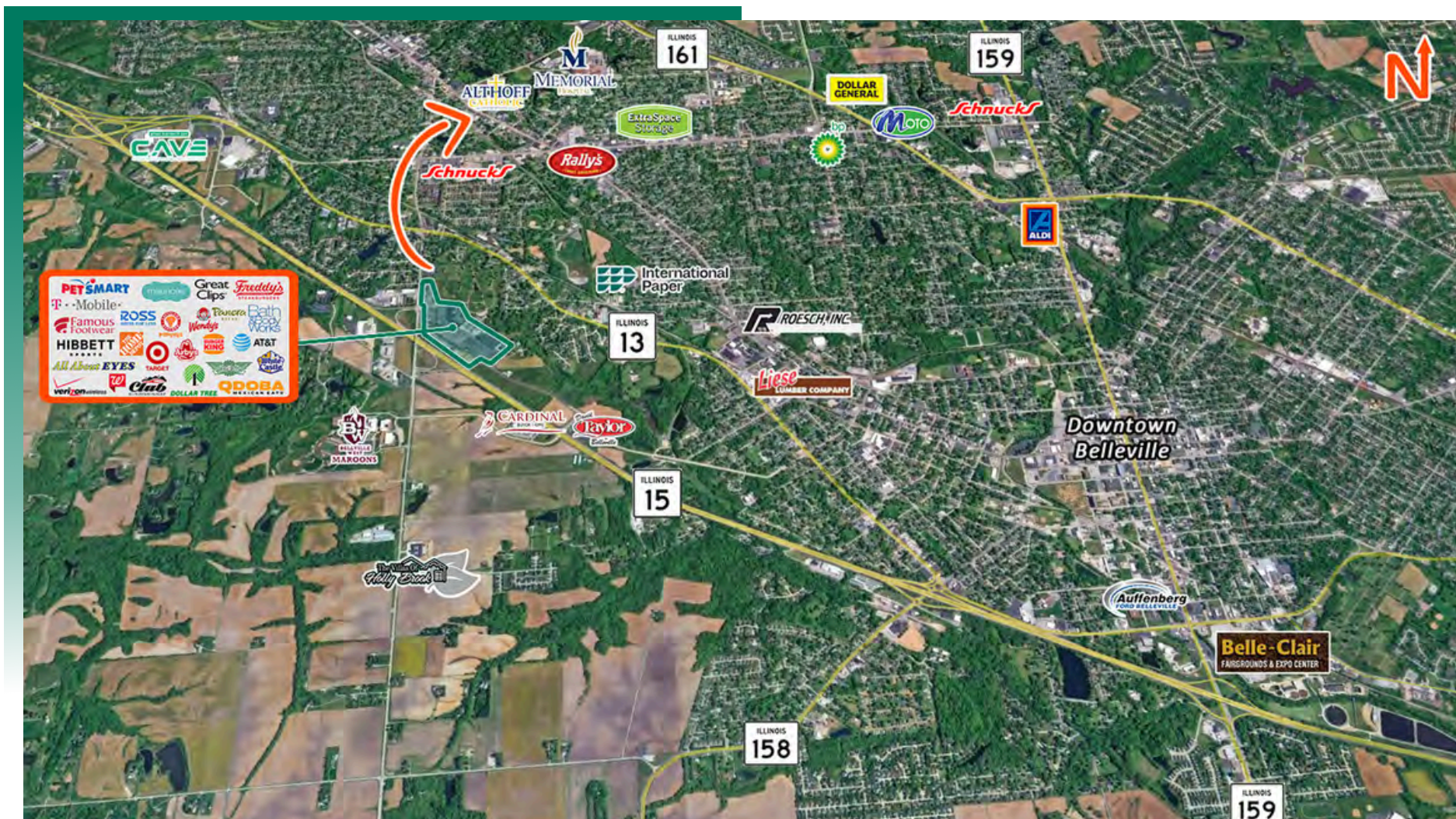
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

John L. Eichenlaub
Managing Broker
Office: (618) 277-4400 (Ext. 15)
Cell: (618) 570-8344
john@barbermurphy.com



AREA MAP

5300 W Main St., Belleville, IL 62226

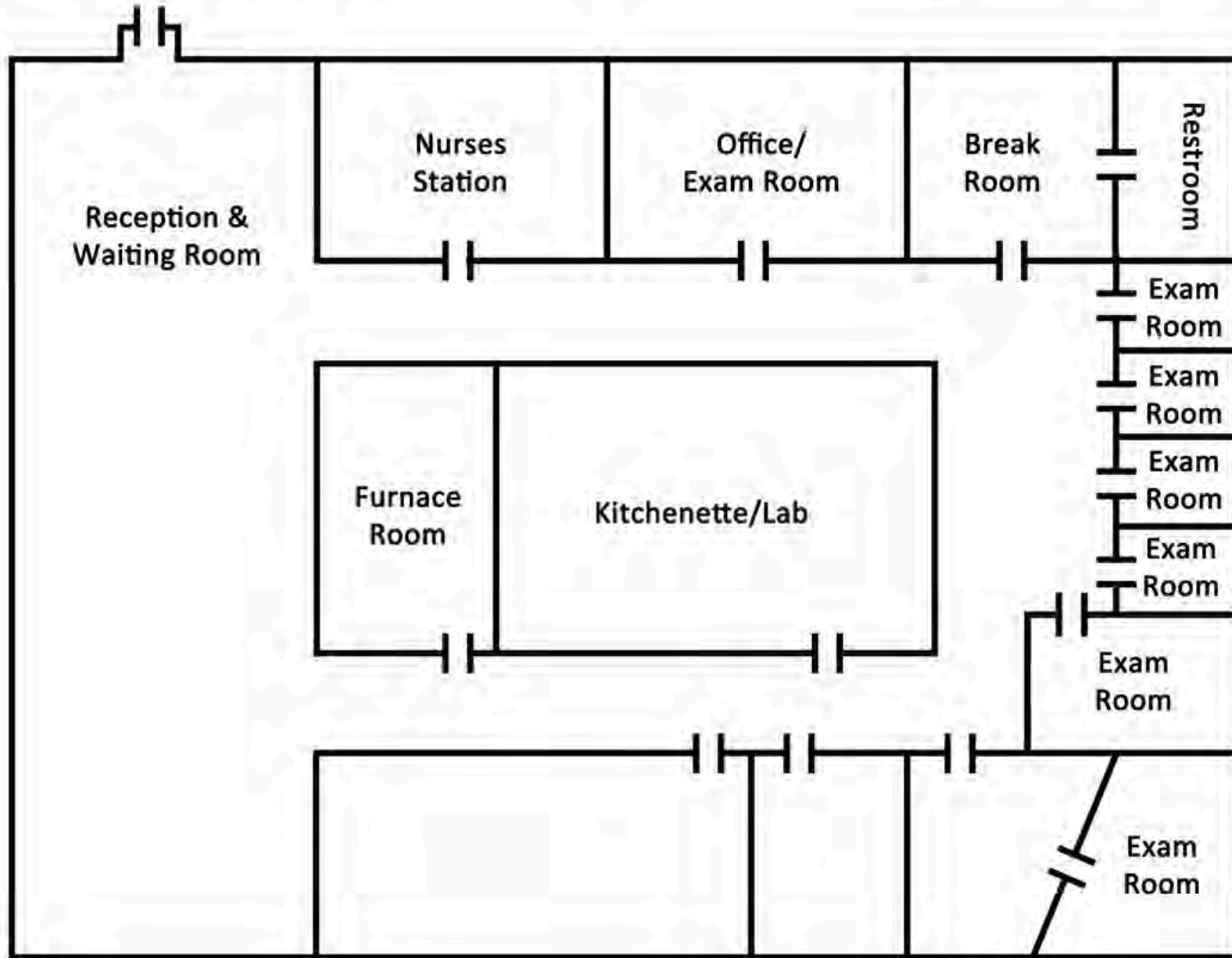


LOCATION OVERVIEW

Situated along the well-traveled West Main Street corridor, this property offers excellent visibility and convenient access within one of Belleville's established commercial districts. The surrounding area includes medical offices, professional services, retail, and residential neighborhoods, creating steady daily traffic and a built-in customer base. With close proximity to Memorial Hospital, major employers, retailers, IL-159, IL-161, and downtown Belleville, the location is well-suited for medical, dental, therapy, or general office users seeking accessibility and convenience.

FLOOR PLAN

5300 W Main St., Belleville, IL 62226



*Not to scale

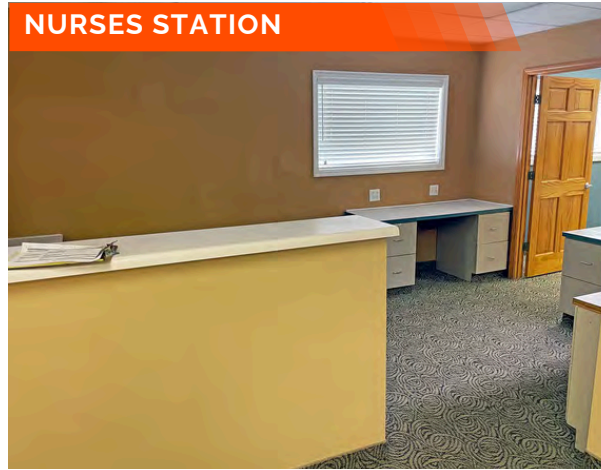
PROPERTY PHOTOS & INFORMATION

5300 W Main St., Belleville, IL 62226

HALLWAY



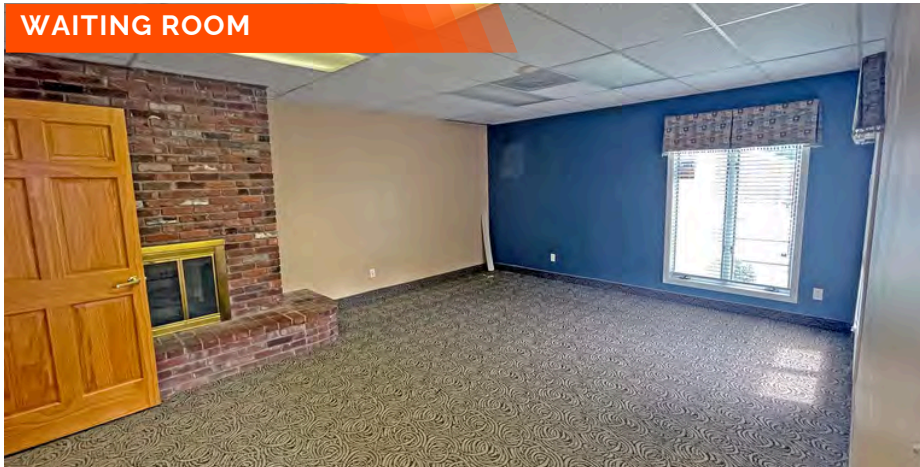
NURSES STATION



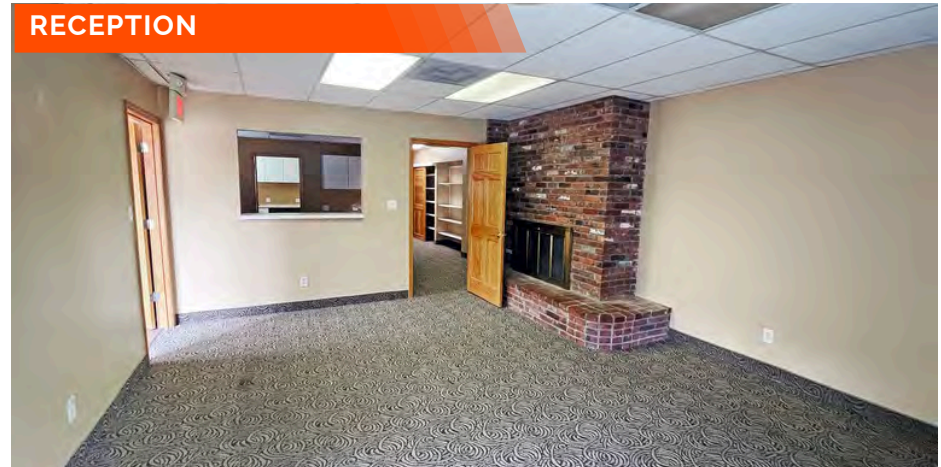
LAB/KITCHENETTE



WAITING ROOM



RECEPTION



PROPERTY HIGHLIGHTS

- Highly visible West Main Street location in West Belleville
- Functional medical or professional office layout
- Welcoming reception area with built-in desk and file room
- Six exam rooms or private offices
- Break room with washer/dryer hookups
- Kitchenette/lab area for flexible use
- Supports both patient-facing and back-office operations
- Strong traffic counts with convenient access
- Ideal for medical, dental, therapy, or general office users

OFFICE/RETAIL PROPERTY SUMMARY

5300 W MAIN ST

LISTING # 3256

LOCATION DETAILS:

Parcel #: 08-07.0-303-043
County: IL - St. Clair
Zoning: C-1

PROPERTY OVERVIEW:

Building SF: 2,500
Vacant SF: 2,500
Min Divisible SF: 2,500
Max Contig SF: 2,500
Office SF: 2,500
Signage: Monument
Lot Size: 0.52 Acres
Frontage: 103
Depth: 229
Parking Spaces: 21
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1979
Ceilings: 8'
Construction Type: Brick

DEMOGRAPHICS

Traffic Count: 8,150



SALE INFORMATION:

Sale Price: \$275,000
Price / SF: \$110.00
Lease Rate: \$2,700/Month
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$8,000.00
Tax Year: 2025

PROPERTY DESCRIPTION:

This well-maintained 2,500-square-foot former dental office is available for sale or lease and offers a functional medical or office layout in a highly visible West Belleville location. The building features a welcoming reception area with a built-in reception desk and a dedicated file room, creating an efficient front-of-house workflow for professional, medical, or service-based users. The interior includes six exam rooms or private offices, a break room with washer/dryer hookups, and a kitchenette/lab area, providing flexibility for a variety of clinical or administrative uses. The floor plan easily supports both patient-facing operations and back-office functions. Located along West Main Street, the property benefits from strong traffic counts, convenient access, and proximity to surrounding residential and commercial corridors, making it ideal for medical, dental, therapy, or general office users seeking a move-in-ready space with a practical layout.

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