

FOR SALE -AND- LEASE

104 Regency Park Dr.,
O'Fallon, IL 62269



2,750 SF OFFICE/RETAIL/BANK

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

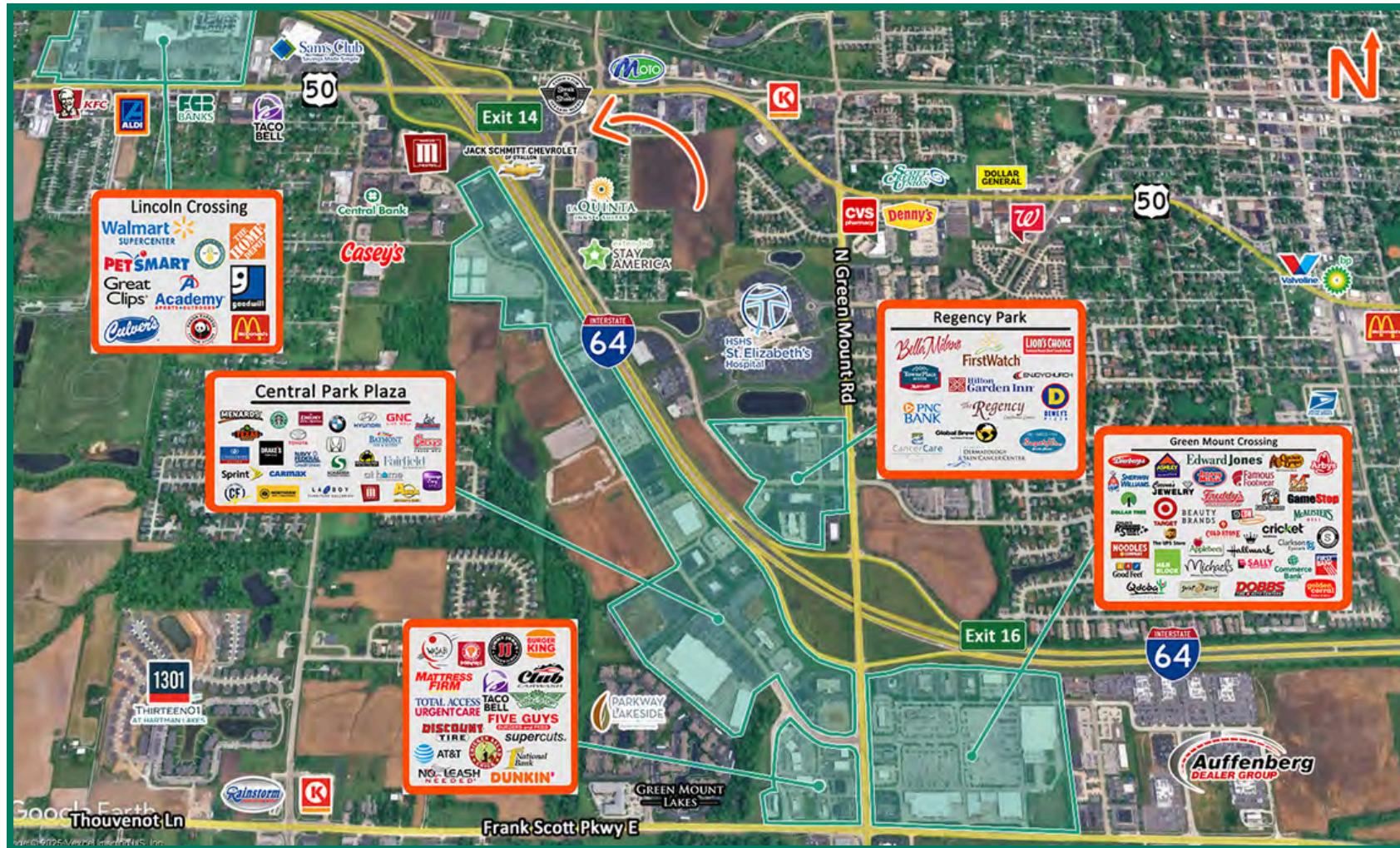
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

104 Regency Park Dr., O'Fallon, IL 62269

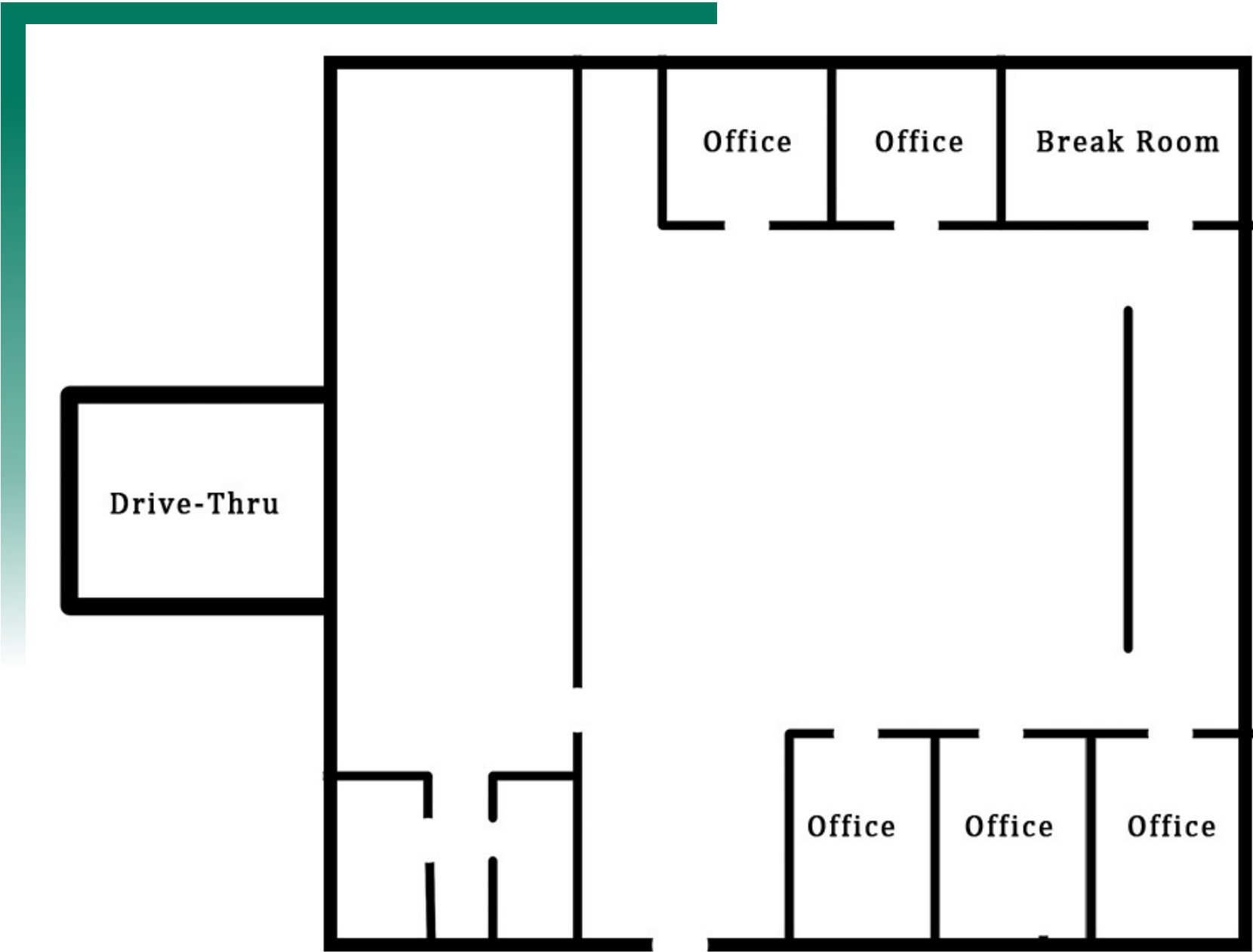


LOCATION OVERVIEW

104 Regency Dr. is located in the heart of O'Fallon's office and retail corridor along Hwy 50, offering excellent visibility and easy access for customer-facing businesses. Just $\frac{1}{2}$ mile from I-64 (Exit 14), the property provides convenient regional access for employees and customers. Only $\frac{1}{8}$ mile from St. Elizabeth's Hospital, the site benefits from a strong daytime population and steady traffic generated by nearby medical offices, professional services, retail, and restaurants. Its central location and strong surrounding amenities make it an excellent fit for retail, restaurant, office, or financial service users looking for convenience, visibility, and a well-established commercial setting.

FLOOR PLAN

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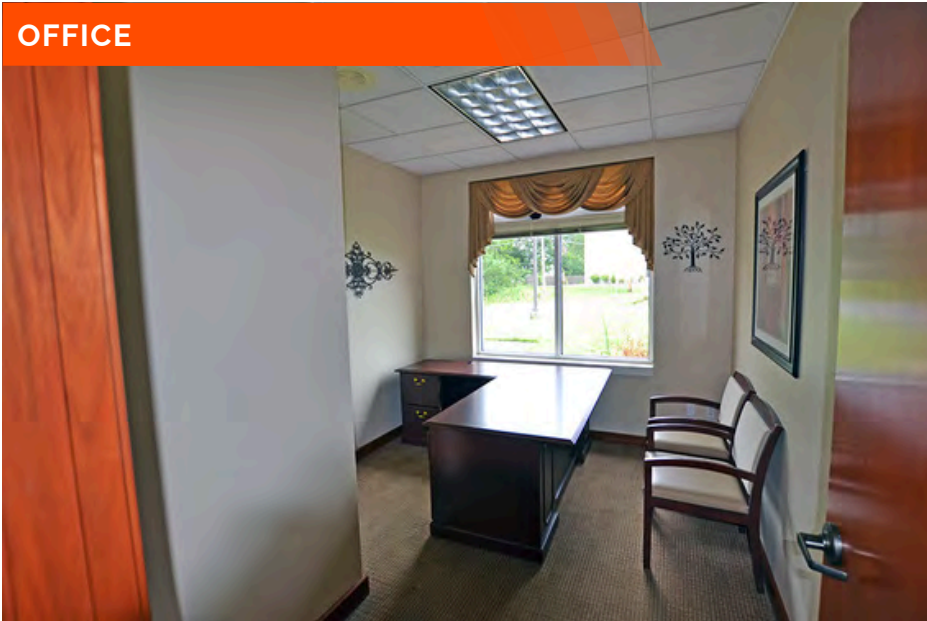


*Not to scale

PROPERTY PHOTOS

104 Regency Park Dr., O'Fallon, IL 62269

OFFICE



OFFICE



LOBBY



OFFICE



PROPERTY PHOTOS

104 Regency Park Dr., O'Fallon, IL 62269

TELLER STATIONS



TELLER AREA



BREAKROOM



BREAKROOM



OFFICE/RETAIL PROPERTY SUMMARY

104 REGENCY PARK DR

LISTING # 2766

LOCATION DETAILS:

Parcel #: 03-250-327-024
County: IL - St. Clair
Zoning: B-1

PROPERTY OVERVIEW:

Building SF: 2,750
Vacant SF: 2,750
Usable Sqft: 2,750
Min Divisible SF: 2,750
Max Contig SF: 2,750
Office SF: 2,750
Retail SF: 2,750
Signage: Monument
Lot Size: 1.50 Acres
Frontage: 234
Depth: Varies
Parking Spaces: 14
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1995
Yr Renovated: 2019
Ceilings: 9' - 12'
Construction Type: Brick



SALE/LEASE INFORMATION:

Sale Price: \$850,000
Price / SF: \$309.09
Lease Rate: \$22.69
Lease Type: NNN

FINANCIAL INFORMATION:

Taxes: \$18,652.00
Tax Year: 2025

PROPERTY DESCRIPTION:

Formerly operated as a full-service bank, this 2,750 SF commercial building offers a versatile opportunity for retail, restaurant, office, medical, or financial service users. Located in a highly visible and easily accessible area, the property features valuable existing improvements that can reduce build-out costs and speed up occupancy. The building includes three drive-thru lanes, a dedicated ATM lane, four private offices, four teller stations, an existing vault for secure storage or specialty use, and a functional layout designed to support both customer-facing and back-office operations. With excellent visibility, convenient access, and existing drive-thru infrastructure, the property is well-suited for a retail storefront, quick-service or fast-casual restaurant, professional or medical office, regional or community bank, or any service-based business seeking drive-thru capability. Combining turnkey banking infrastructure with flexible redevelopment potential, 104 Regency Dr. presents a unique, high-value commercial opportunity.



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