

FOR LEASE

216 Frank Scott Pkwy.
Suite 3,
Swansea, IL 62226



1,500 SF RETAIL SPACE AVAILABLE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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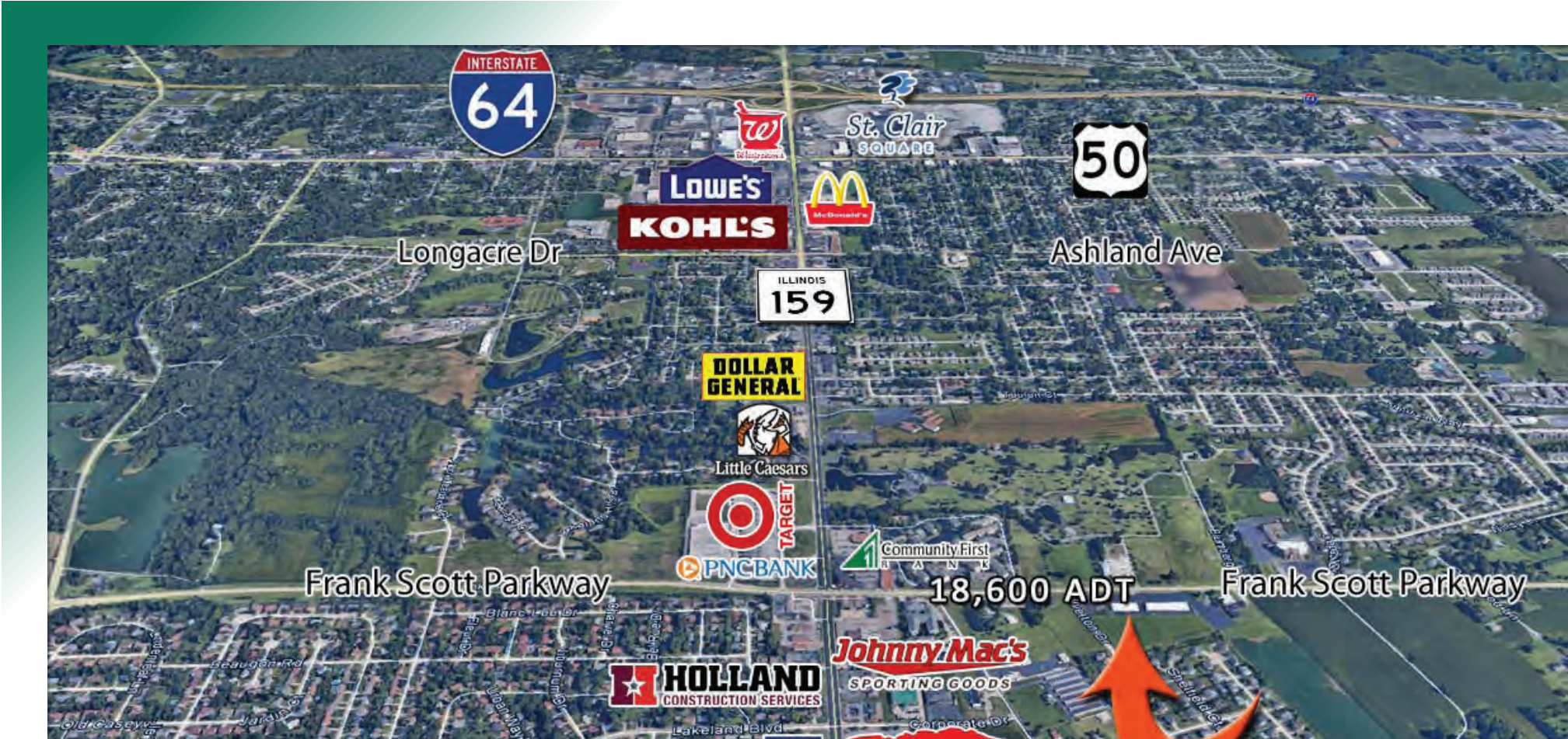
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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





AREA MAP

216 Frank Scott Parkway, Suite 3, Swansea, IL 62226



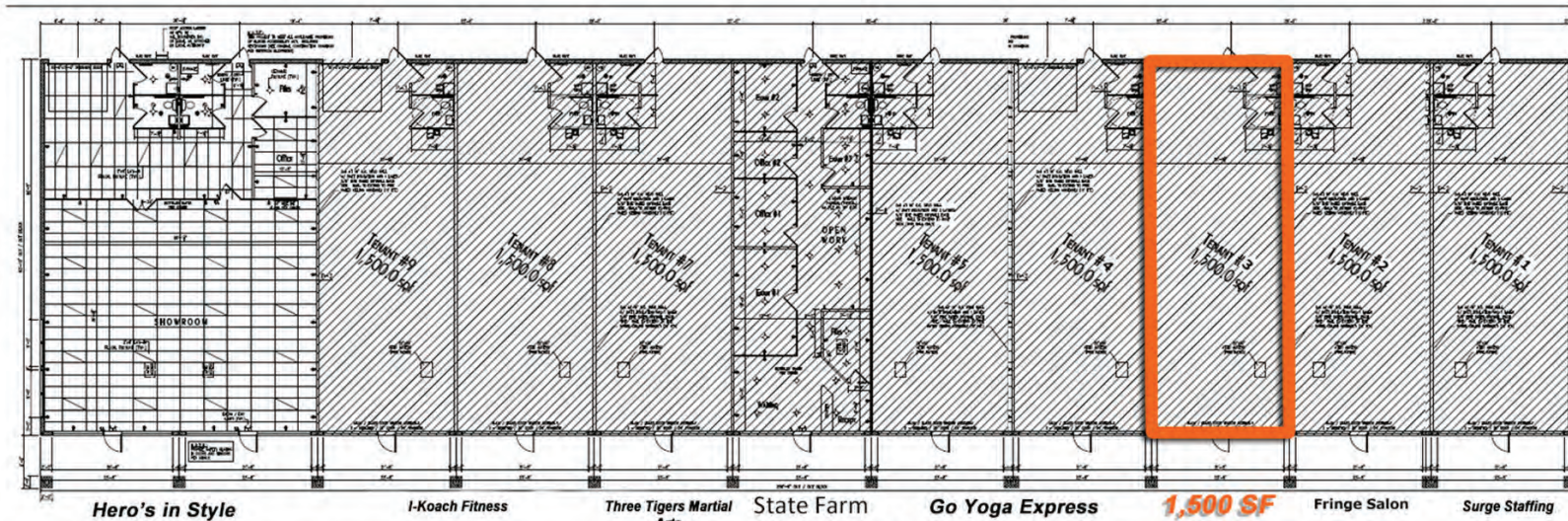
LOCATION OVERVIEW

18,600 ADT along Frank Scott Parkway at this site between IL Route 159 and Old Collinsville Rd.

-  GRADE DOORS
-  RECEPTION AREA
-  IL RT 159
-  18,600 ADT

FLOOR PLAN

216 Frank Scott Parkway, Suite 3, Swansea, IL 62226

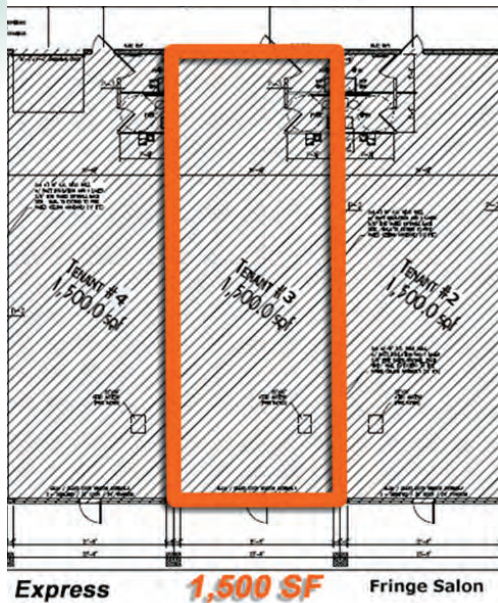


PROPOSED FLOOR PLAN - Bldg A
Scale: 3/16" = 1'-0"

SPACE DETAILS

1,500 SF Office/Retail Space available along one of the area's busiest thoroughfares.

1,000 SF Warehouse with 2 ADA rooms, kitchenette, 2 small offices and 10'X12' roll up garage door.



*Not to Scale

PROPERTY PHOTOS

216 Frank Scott Parkway, Suite 3, Swansea, IL 62226

FRONT COUNTER PHOTO



SHOWROOM PHOTO



STORE AREA PHOTO



ROLL UP DOOR PHOTO



OFFICE/RETAIL PROPERTY SUMMARY

216 FRANK SCOTT PARKWAY

LISTING # 254

LOCATION DETAILS:

Parcel #: 08-03.0-105-044/045
County: IL - St. Clair
Zoning: Highway Business - Swansea

PROPERTY OVERVIEW:

Building SF: 16,500
Vacant SF: 1,500
Usable Sqft: 1,500
Min Divisible SF: 1,500
Max Contig SF: 1,500
Office SF: 1,500
Retail SF: 1,500
Signage: Yes
Lot Size: 1.58 Acres
Frontage: 282'
Depth: 215'
Parking Spaces: 90
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: -
Yr Renovated: 2020
Building Class: B
Ceilings: 12'
Construction Type: Concrete



SALE/LEASE INFORMATION:

Lease Rate: \$16.00 /SF
Lease Rate: \$2,000/MO
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$35,860.22
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 18,600

PROPERTY DESCRIPTION:

A 1,500 SF Office/Retail Space is available on one of the area's most frequented thoroughfares. The space features a large open showroom with a sales counter and an ADA restroom. Additionally, there is a back storage room with a 10' x 12' roll-up garage door. Includes building and marquee signage.