

# FRANK SCOTT PLAZA - 3,000 SF OFFICE/RETAIL SUITE FOR LEASE



216 Frank Scott Pkwy., Swansea, IL 62226

**BARBERMURPHY**

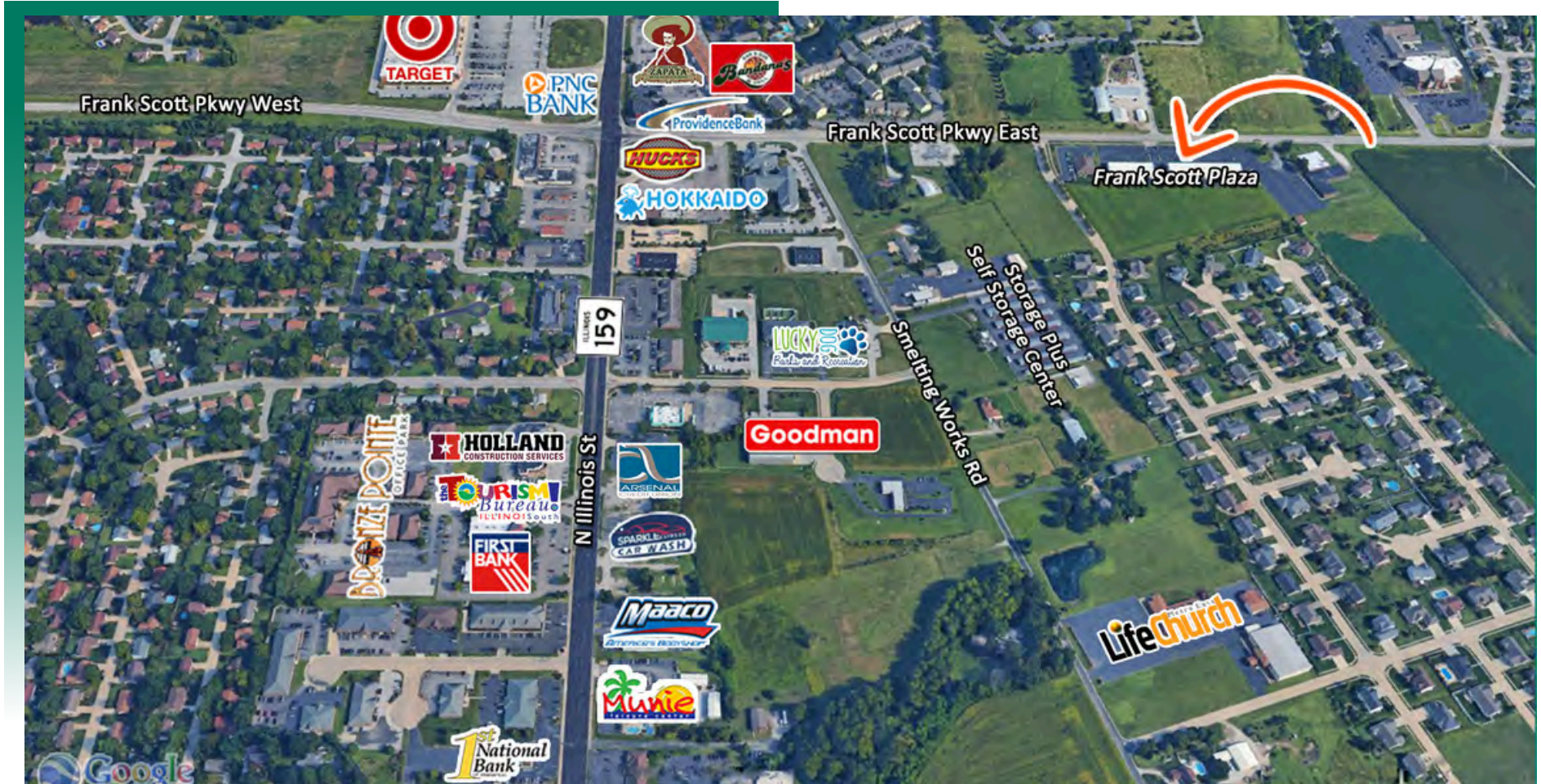
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

**Tony Smallmon**  
Broker Associate  
Cell: (618) 407-4240  
tonys@barbermurphy.com



# AREA MAP

216 Frank Scott Pkwy., Swansea, IL 62226

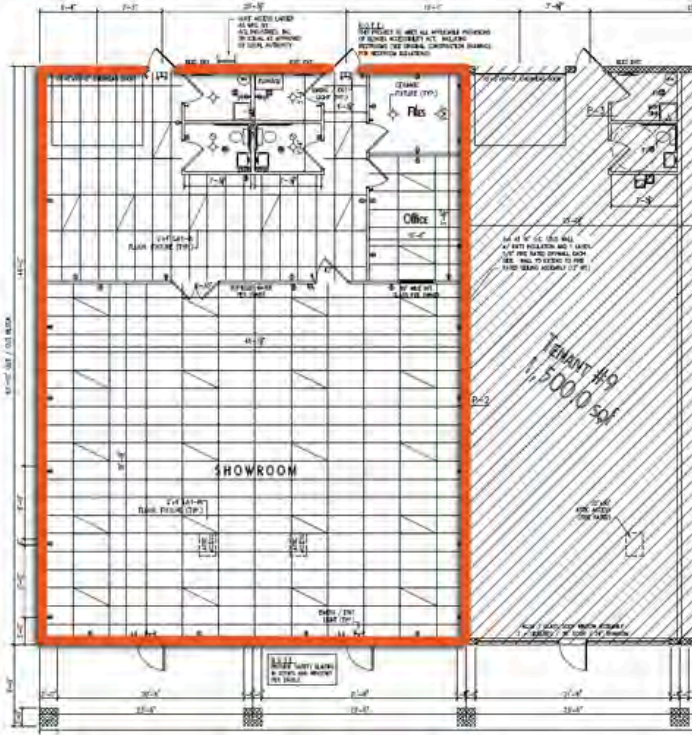
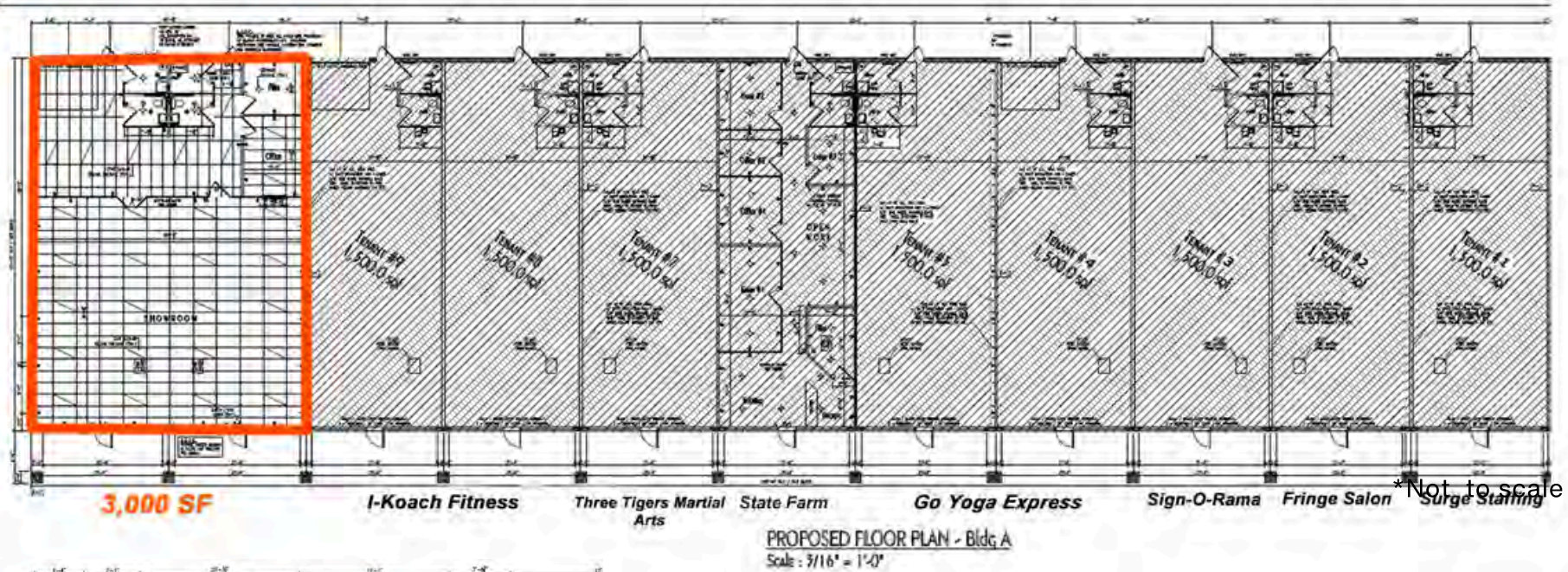


## LOCATION OVERVIEW

Frank Scott Plaza is located near the intersection of Frank Scott Pkwy and IL Route 159. 18,600 ADT along Frank Scott Parkway at this site between IL Route 159 and Old Collinsville Rd.

# FLOOR PLAN - SUITE 10-11

216 Frank Scott Pkwy., Swansea, IL 62226



## SPACE DETAILS

3,000 SF Office / Retail Space available along one of the area's busiest thoroughfares.

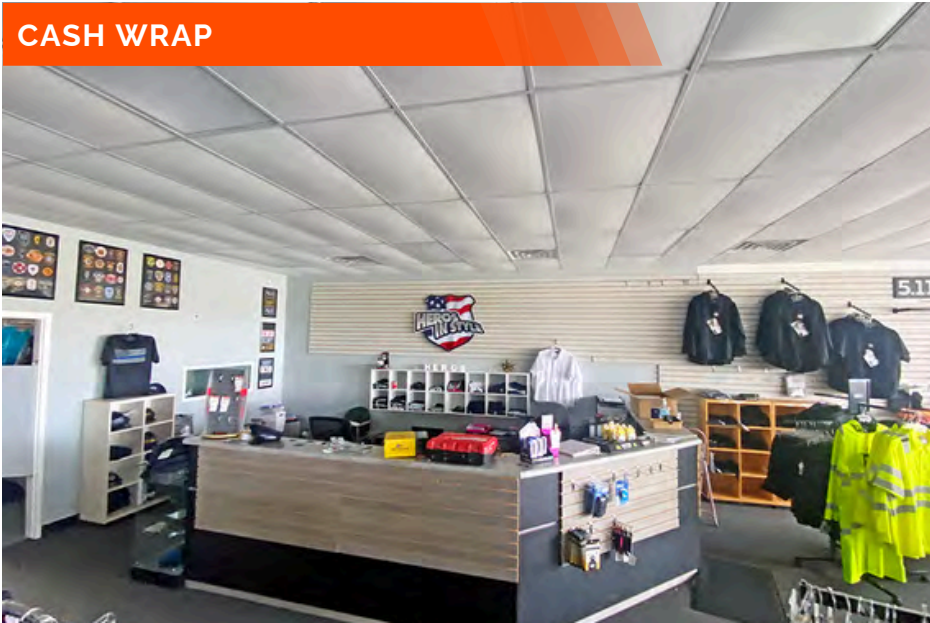
Space consists of large open showroom with changing rooms and a sales counter.

1,000 SF Warehouse with 2 ADA rooms, kitchenette, 2 small offices and a 10' x 12' roll up garage door.

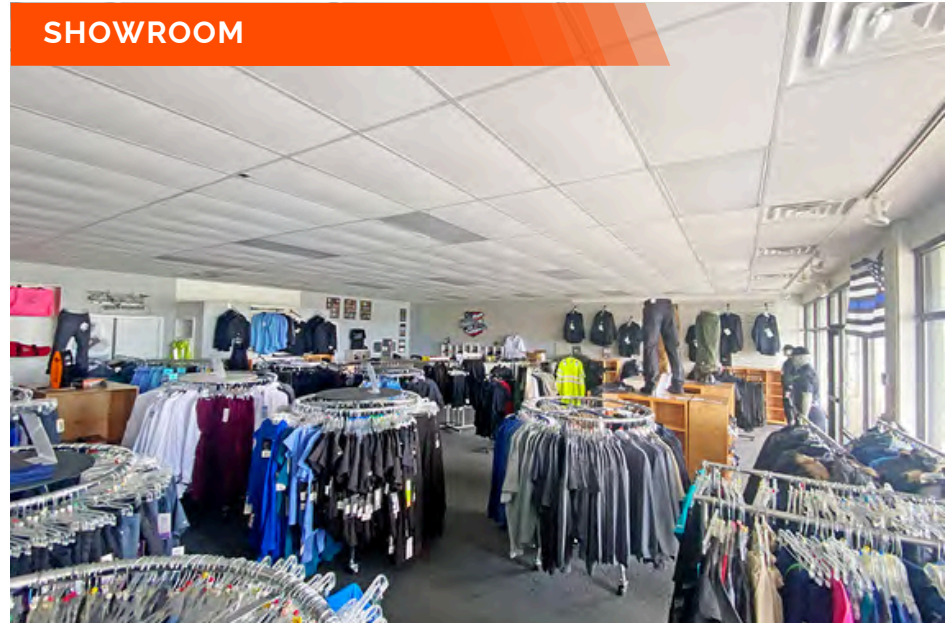
# PROPERTY PHOTOS

216 Frank Scott Pkwy., Swansea, IL 62226

CASH WRAP



SHOWROOM



KITCHENETTE



EXTERIOR ROLL UP DOOR



# OFFICE/RETAIL PROPERTY SUMMARY

#254

216 Frank Scott Pkwy., Swansea, IL 62226

## LEASE INFORMATION:

Lease Rate per SF:	\$16.00
Lease Rate per Month:	\$4,000
Lease Type:	Modified Gross
Net Charges:	N/A
Cam Charges:	
Lease Terms:	Negotiable

## SQUARE FOOT INFO:

Building Total:	16,500 SF
Direct Lease:	3,000 SF
Sublease:	0 SF
Office:	3,000 SF
Retail:	3,000 SF
Min Divisible:	1,500 SF
Max Contiguous:	3,000 SF



## PROPERTY INFORMATION:

Parcel No:	08-03.0-105-044/045
County:	St. Clair
Zoning:	Hwy Business
Prior Use:	Retail
Complex:	Frank Scott Plaza
Parking:	90
Traffic Count:	18,600
TIF:	N/A
Enterprise Zone:	N/A
Foreign Trade Zone:	N/A
Survey:	N/A
Property Tax:	\$35,860
Tax Year:	2023

## STRUCTURAL DATA:

Year Built:	-
Rehab Year:	2020
Building Class:	B
Clearance Min:	8'
Clearance Max:	12'
Roof:	
Exterior:	Concrete
Floors:	1
Signage:	Yes

## TRANSPORTATION:

Interstate:	I-64 (Exit 12)
Rail:	N/A
Barge:	N/A
Airport:	N/A

## COMMENTS:

3,000 SF Office / Retail Space in Frank Scott Plaza. Building Signage and Marquee Signage Available.

Join I-Koach Fitness, Three Tigers Martial Arts, State Farm, Go Yoga Express, Sign-O-Rama, Fringe Salon and Surge Staffing.



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