

For Lease > Office/Retail/Storage

301 South Main St.
Dupo, IL 62239



Lease Rate: \$6.00-\$10.00 per SF, Gross

- **5,000 Total SF Available for Lease**
 - 2,000 SF Finished; Preferred Pharmacy Tenant
 - 3,000 SF White-Box; Build-Out Negotiable
- **City Incentives may be available for a Medical Tenant**

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.





Side Entrance



Drive-Thru



Monument Signage



Listing No: 127

Retail **Total SF Available:** 5,000 SF
Min Divisible SF: 2,000 SF

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SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$6.00 - \$10.00
Lease Type: Gross
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

5,000 SF Office-Retail Space - Owner will White Box the rear 3,000 SF, build-out negotiable.

SQUARE FOOT INFO:

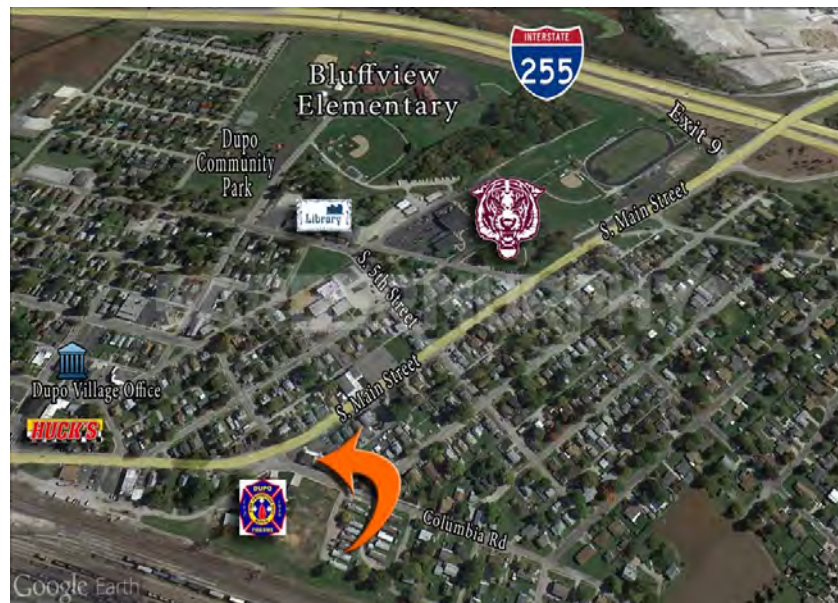
Building Total: 6,585 SF
Total Available: 5,000 SF
Direct Lease: 5,000 SF
Sublease: 0 SF
Office: 5,000 SF
Retail: 0 SF
Min Divisible: 2,000 SF
Max Contiguous: 5,000 SF

LAND MEASUREMENTS:

Acres: 0.34
Frontage: 156 FT
Depth: 124 FT

PROPERTY INFORMATION:

Parcel No: 06-28.0-104-001, 002	TIF: Yes	Parking: 17
County: St. Clair	Enterprise Zone: Yes	Surface Type: Paved
Zoning: Commercial	Survey: No	Traffic Count: 5,300
Zoning By: Dupo	Environmental: No	Property Tax: \$6,007.00
Complex:	Archaeological: No	Tax Year: 2019
Prior Use:		



Comments

Medical/Pharmacy Tenant Preferred; Pharmacy previously located in 2,000 SF in the front of the building with drive-thru lane. Possible City incentives for a medical profession tenant.

STRUCTURAL DATA:

Year Built: 1910	Clearance Min: 8'	Exterior: Stucco
Rehab Year: 2000	Clearance Max: 9'	Bay Spacing:
Floors: 2	Floor Drains:	Sprinklers:
Class:		

Listing Broker(s)

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