

# Office/Retail Bays for Lease

208 Frank Scott Pkwy East, Swansea, IL 62226



**BARBERMURPHY**

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## Property Summary

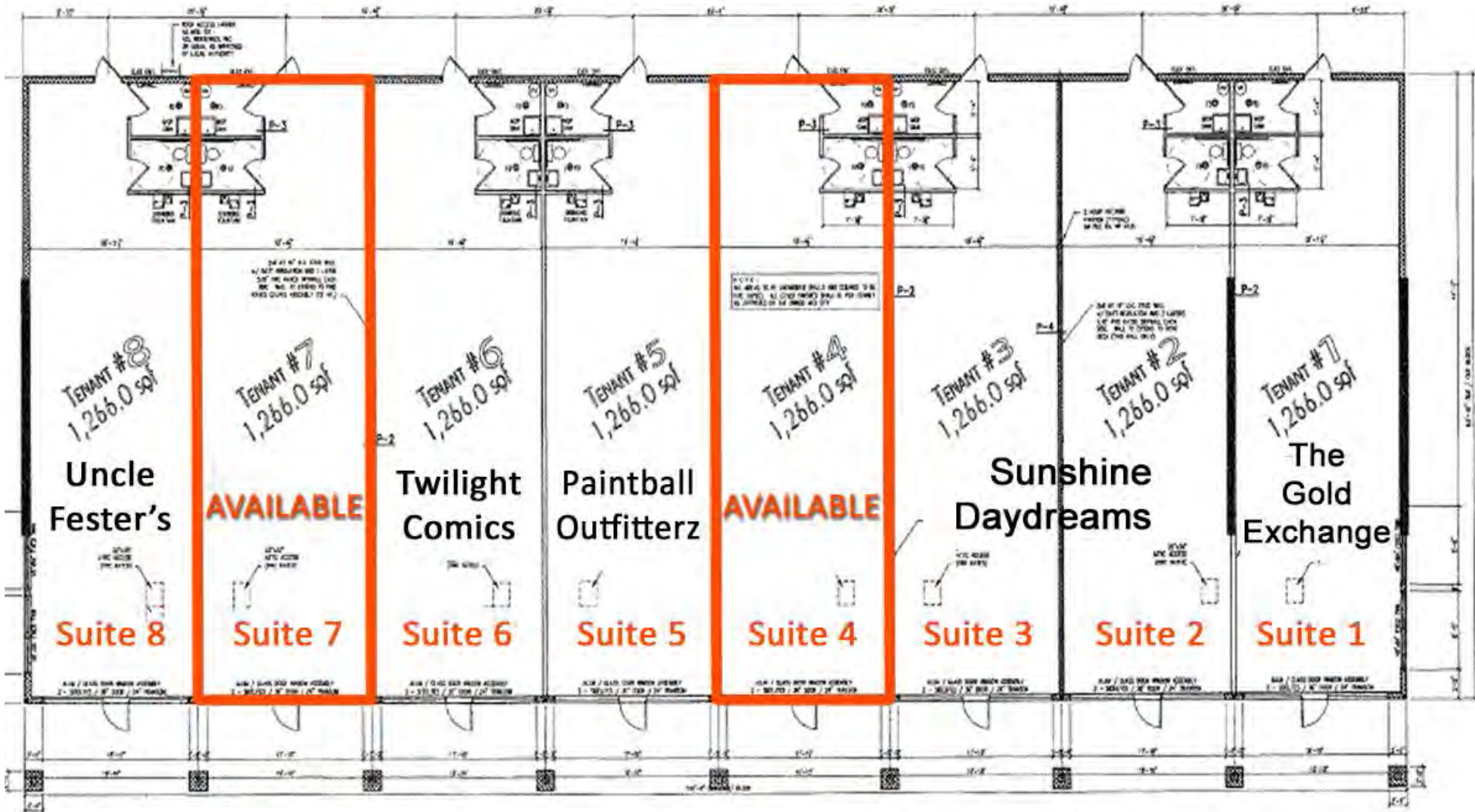
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(2) 1,266 SF Retail/Office Spaces for Lease  
18,600 ADT along Frank Scott Pkwy, between IL-159  
and Old Collinsville Rd

Monument Signage Included

**LEASE RATE: \$15.00/SF, Gross**

# SPACE LAYOUT



PROPOSED FLOOR PLAN - Bldg B

Scale: 3/16" = 1'-0"

# AREA MAP



**Listing No:** 362

**Retail** **Total SF Available:** 2,532 SF  
**Min Divisible SF:** 1,266 SF

208 Frank Scott Parkway  
 Swansea, IL 62226

**SALE INFORMATION:**

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

**LEASE INFORMATION:**

**For Lease:** Yes  
**Lease Rate:** \$15.00  
**Lease Type:** Gross  
**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

Rate includes all building maintenance, trash, water and sewage. Monument signage included.

**Comments**

2,532 SF of Retail / Office space available on Frank Scott Parkway. Includes two 1,266 SF storefront spaces. 18,600 ADT along Frank Scott Parkway at this site between IL-159 and Old Collinsville Rd.

**SQUARE FOOT INFO:**

**Building Total:** 10,128 SF  
**Total Available:** 2,532 SF  
**Direct Lease:** 2,532 SF  
**Sublease:** 0 SF  
**Office:** 2,532 SF  
**Retail:** 2,532 SF  
**Min Divisible:** 1,266 SF  
**Max Contiguous:** 2,532 SF

**LAND MEASUREMENTS:**

**Acres:** 0.99  
**Frontage:** 200 FT  
**Depth:** 215 FT

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 08-03.0-105-044	<b>TIF:</b> No	<b>Parking:</b> Shared Lot
<b>County:</b> St. Clair	<b>Enterprise Zone:</b> No	<b>Surface Type:</b> Asphalt
<b>Zoning:</b> HB	<b>Survey:</b> No	<b>Traffic Count:</b> 18,600
<b>Zoning By:</b> Swansea	<b>Environmental:</b> No	<b>Property Tax:</b>
<b>Complex:</b> Frank Scott Plaza	<b>Archaeological:</b> No	<b>Tax Year:</b>
<b>Prior Use:</b>		



**STRUCTURAL DATA:**

<b>Year Built:</b> 2005	<b>Clearance Min:</b> 12'	<b>Exterior:</b> Stucco
<b>Rehab Year:</b> 2008	<b>Clearance Max:</b> 14'	<b>Bay Spacing:</b>
<b>Floors:</b> 1	<b>Floor Drains:</b>	<b>Sprinklers:</b>
<b>Class:</b> B		

**Listing Broker(s)**

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