FOR LEASE

TWO OFFICE/RETAIL BAYS

208 Frank Scott Pkwy East, Swansea, IL 62226

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

Tony Smallmon
C: 618.407.4240
TonyS@barbermurphy.com

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

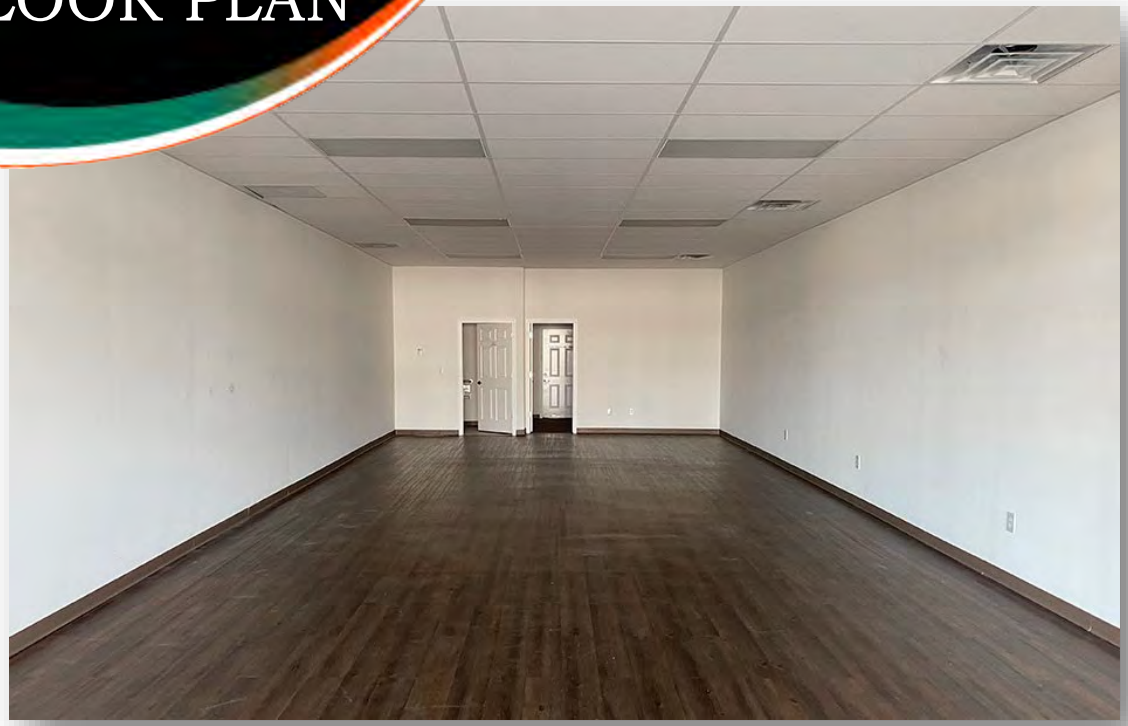
PROPERTY SUMMARY

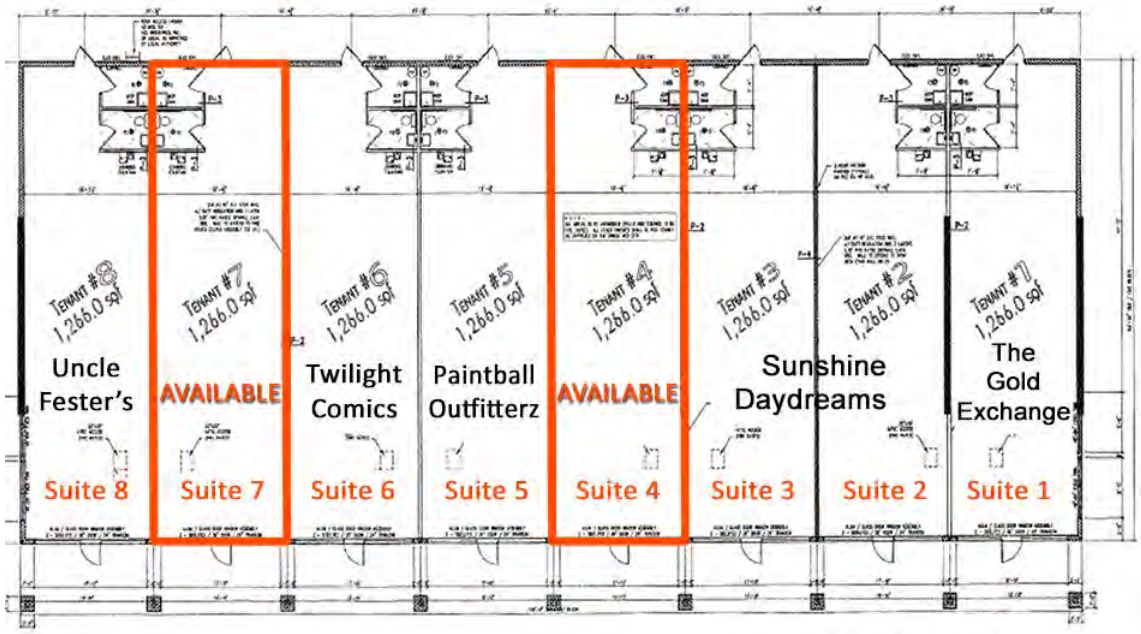
- (2) 1,266 SF Retail/Office Barys for Lease
- 18,600 ADT along Frank Scott Pkwy, between IL-159 & Old Collinsville Road
- Monument Signage Included

Lease Rate: $16.00/SF, Gross

BARBERMURPHY

IMAGES
FLOOR PLAN





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

BARBERMURPHY

Listing No: 362.1

Retail

Office/Retail

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:	$16.00
Lease Type:	Gross
Net Charges:	
CAM Charges:	
Lease Term:	

Leasing Comments:

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

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

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:	1,266 SF

LAND MEASUREMENTS:

Acres:	0.99
Frontage:	200 FT
Depth:	215 FT

PROPERTY INFORMATION:

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

STRUCTURAL DATA:

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

Comments

Two Spaces Available - 1,266 SF each of Retail / Office space available on Frank Scott Parkway. 18,600 ADT along Frank Scott Parkway at this site between IL-159 and Old Collinsville Rd.

Listing Broker(s)

Tony Smallmon
Office: (618) 277-4400
tonys@barbermurphy.com
Cell: (618) 407-4240

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail orother conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.