

LANDMARK RETAIL LOCATION

108-120 East main Street, Belleville, Illinois 62220

FOR SALE & LEASE

CITY APPROVED PARKING IN PLACE

INCOME PRODUCING



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.

PROPERTY SUMMARY

157' of Retail Frontage in the Downtown Commercial District; 1 block East of the Square in Downtown Belleville. The properties are located in a TIF District and Enterprise Zone featuring 2nd & 3rd Story Office, Lofts or Apartment Development.



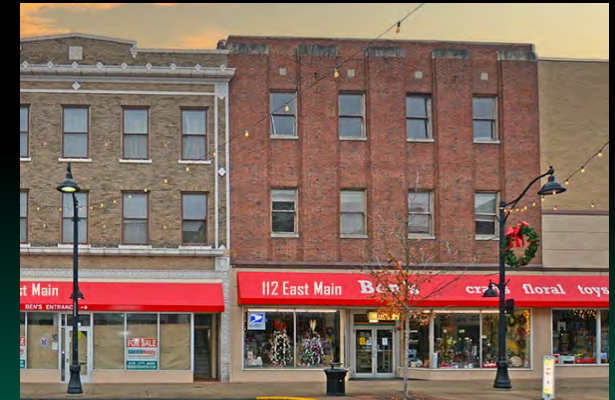
12 South High Street
108 & 110 East Main Street
Belleville, IL 62220



116 East Main Street
120 East Main Street
Belleville, IL 62220



112 East Main Street
Belleville, IL 62220



Ground floor fully leased



12 South High Street
108 & 110 East Main Street
Belleville, IL 62220



PROPERTY SUMMARY

- 11,490 SF combined on street level
- 4,320 SF second Story (Ideal for apartment, lofts or office development)
- 4,320 SF unfinished lower level, storage space
- 360 SF mezzanine overlooking main level
- Connected to city owned public parking lot
- Entrances off High and Main Street





116 East Main Street
120 East Main Street
Belleville, IL 62220



PROPERTY SUMMARY

- 9,204 SF combined on street level
- 116 East Main: **LEASED**
- 116 East Main completely remodeled main floor
- 120 East Main: **LEASED**
- 120 East Main remodeled in 2018
- 1,044 SF mezzanine at 116 East Main
- 11,080 combined SF on 2nd and 3rd floor (ideal for apartments, lofts or office redevelopment)
- Unfinished lower levels
- Owner/user investment





112 East Main Street
Belleville, IL 62220



PROPERTY SUMMARY

- 5,482 SF street level space
- 4,048 SF finished lower-level space
- 5,082 SF 2nd story & 5,082 SF 3rd story (Ideal for apartments, lofts, or office redevelopment)
- 105 SF mezzanine office, overlooking main level
- Elevator service all floors
- Loading dock
- Entrances from Main Street and rear of building
- Private parking and adjoining city public parking lot

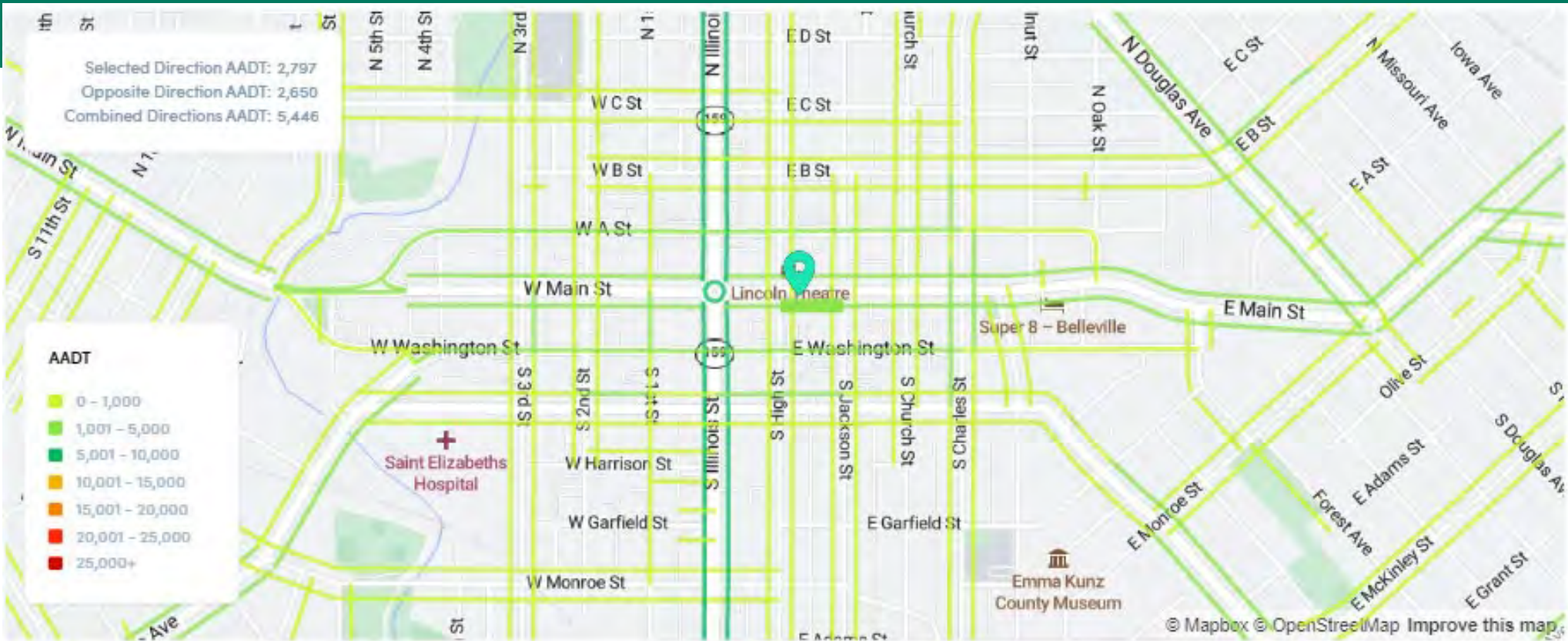


AREA MAP



Prime location in the heart of Downtown Belleville. Located one block off the Square. City approved plan in place for dedicated parking behind the building at the corner of S High St and E Washington.

DEMOGRAPHICS



Population

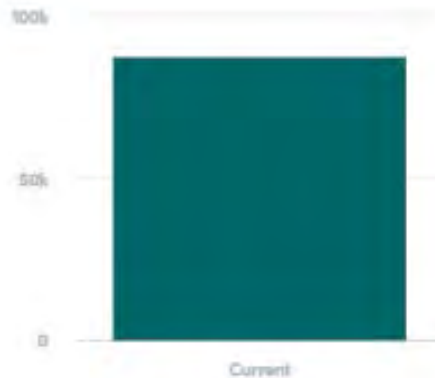
5 Mile Radius

87,516

Total Population

79,451

Workday Population



Household Income

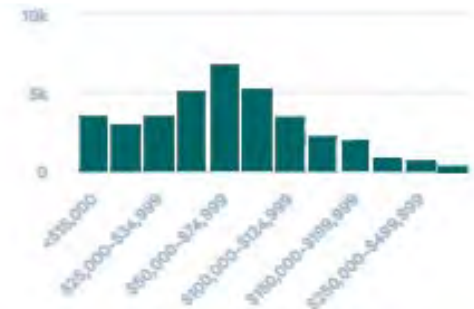
5 Mile Radius

\$60.6k

Median Household Income

\$78k

Average Household Income



Listing No: 1815
Retail

Total SF Available: 57,347 SF
Min Divisible SF: 4,320 SF

108-120 East Main Street
 Belleville, IL 62220

SALE INFORMATION:

For Sale: Yes
Sale Price: \$1,625,000.00
Sale Price/SF: \$25.28
CAP Rate:
GRM:
NOI:

SQUARE FOOT INFO:

Building Total: 57,347 SF
Total Available: 57,347 SF
Direct Lease: 51,809 SF
Sublease: 0 SF
Office: 1,559 SF
Retail: 26,176 SF
Min Divisible: 4,320 SF
Max Contiguous: 57,347 SF

LAND MEASUREMENTS:

Acres: 0.62
Frontage: 157 East Main St. & 46 South High St. FT
Depth: Varies up to 145 FT

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$10.00
Lease Type: Modified Gross

Net Charges:
CAM Charges:
Lease Term:

PROPERTY INFORMATION:

Parcel No:	See Below	TIF:	Yes	Parking:	City approved parking plan in place
County:	St. Clair	Enterprise Zone:	Yes	Surface Type:	Concrete
Zoning:	C-2 Heavy Commercial	Survey:	No	Traffic Count:	5,500 East Main & 1,450 South High
Zoning By:	City of Belleville	Environmental:	No	Property Tax:	\$28,152.68
Complex:		Archaeological:	No	Tax Year:	2021
Prior Use:	Retail				



Leasing Comments:

08-22.0-338-051, 08-22.0-338-029, 08-22.0-338-048, 08-22.0-338-044, 08-22.0-338-043, 08-22.0-338-017, 08-22.0-338-024, 08-22.0-338-018

Comments

26,000+ SF of street level retail space with 1,559 SF of mezzanine/office space. 4,048 SF finished lower level retail space and 6,259 SF of lower level storage space. Over 25,000 SF of 2nd & 3rd story levels for potential office, loft or apartment space for development. Property has 157' of frontage on East Main Street, abundant public parking adjoining the rear of the property and numerous interior upgrades throughout. Located one block east of Belleville Public Square and situated in a TIF District and Enterprise Zone. **116 & 120 East Main Street location are currently leased.**

STRUCTURAL DATA:

Year Built: 1887 **Clearance Min:** 8 **Exterior:** Brick/Block
Rehab Year: 2021 **Clearance Max:** 16 **Bay Spacing:** N/A
Floors: 3 **Floor Drains:** No **Sprinklers:** No
Class:

Listing Broker(s)

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