

Space for Lease in Highland Shopping Center

12603 State Route 143, Highland, IL 62249



- (2) Spaces Available: 1,775 SF & 2,604 SF
- Located on Highland's Main Retail Corridor
- Signalized entrance into center

LEASE RATE: \$14.00 per SF, NNN

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.



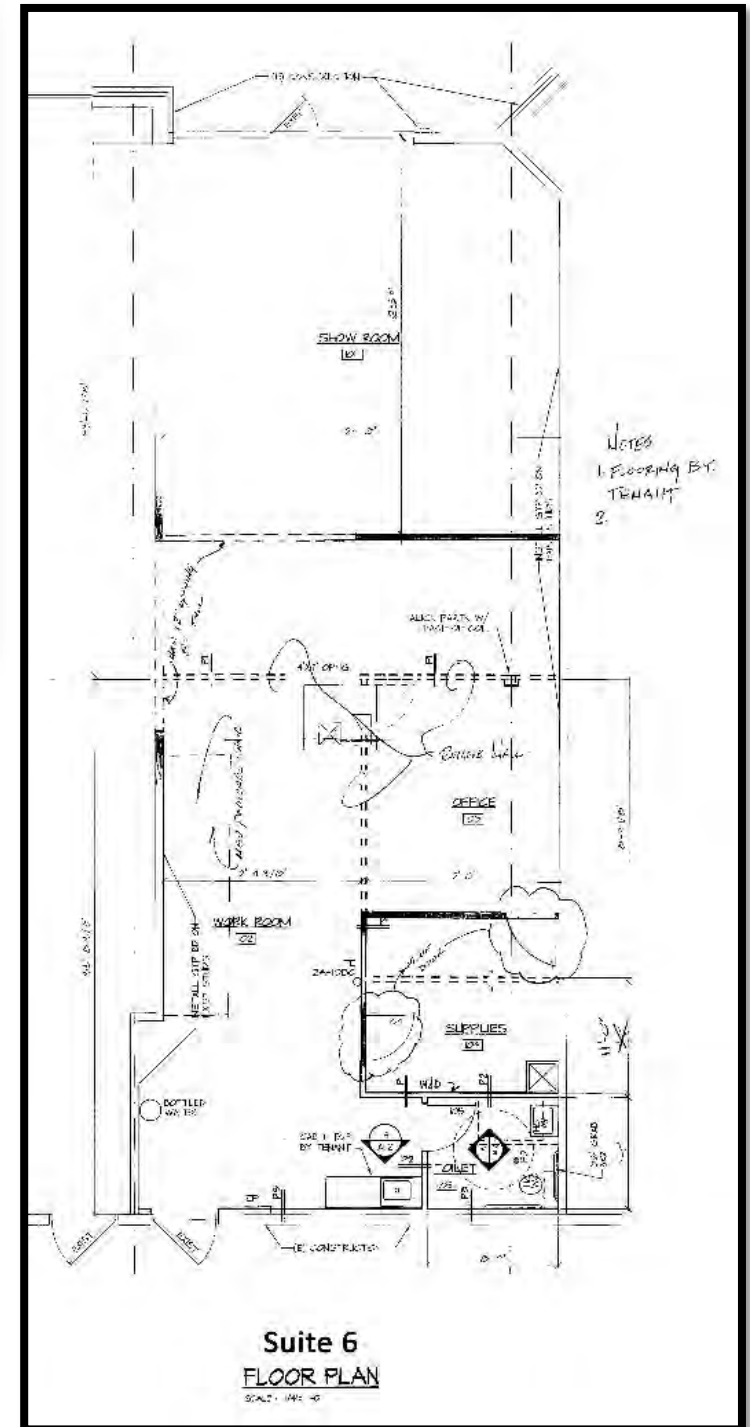
| SUITE | TENANT | SF |
|-------|---------------------|--------|
| 1 | CLARKSON EYECARE | 2,275 |
| 2-3 | THE MAILBOX STORE | 2,150 |
| 4 | PIZZA HUT | 1,450 |
| 5 | ALL ABOUT YOU SALON | 1,450 |
| 6 | AVAILABLE | 1,775 |
| 7 | H&R BLOCK | 2,221 |
| 8 | AVAILABLE | 2,604 |
| 9 | R.P. LUMBER | 11,575 |





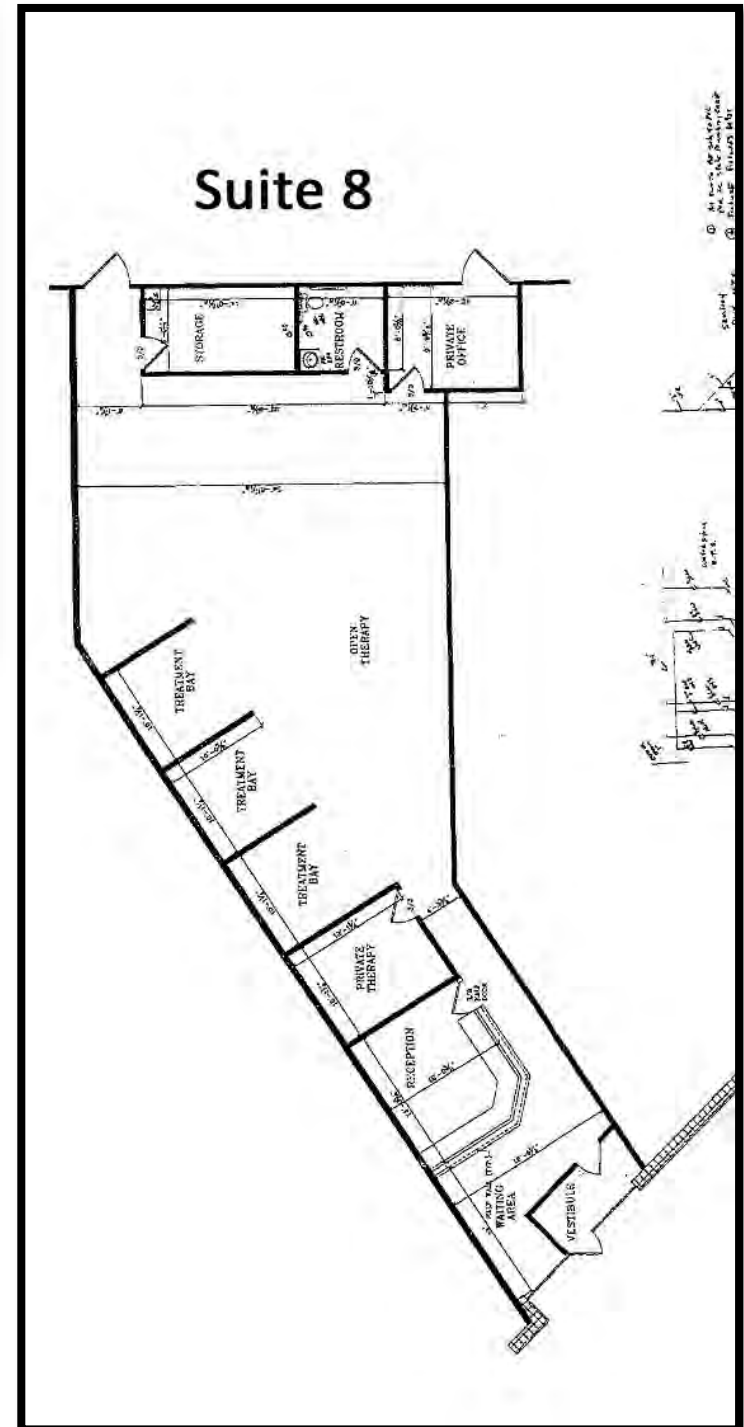
SUITE 6

1,775 SF Office/Retail Space consisting of: Open Work Area, Supply Room, Private Office, Showroom and Restroom.





2,604 SF Retail/Office Space consisting of: Waiting Area, Reception Area, Private Therapy Room, 3 Treatment Bays, Open Therapy Area, Private Office, Storage Room and Restroom



Listing No: 1373.1
Retail

12603 State Route 143
Highland, IL 62249

SALE INFORMATION:

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

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$14.00
Lease Type: NNN
Net Charges: \$3.89
CAM Charges:
Lease Term:

Leasing Comments:

Comments

Nearly 14,000 ADT on IL-143. Situated at a lighted intersection in Highland's main retail corridor.

Total SF Available: 4,379 SF
Min Divisible SF: 1,450 SF

SQUARE FOOT INFO:

Building Total: 25,070 SF
Total Available: 4,379 SF
Direct Lease: 4,379 SF
Sublease: 0 SF
Office: 4,379 SF
Retail: 4,379 SF
Min Divisible: 1,775 SF
Max Contiguous: 2,604 SF

LAND MEASUREMENTS:

Acres: 1.00
Frontage:
Depth:

PROPERTY INFORMATION:

| | | | | | |
|-------------------|--------------------------|-------------------------|----|-----------------------|-------------|
| Parcel No: | 02-2-18-32-02-202-024 | TIF: | No | Parking: | Shared |
| County: | Madison | Enterprise Zone: | No | Surface Type: | Asphalt |
| Zoning: | C-2 | Survey: | No | Traffic Count: | 14,000 |
| Zoning By: | Highland | Environmental: | No | Property Tax: | \$43,324.00 |
| Complex: | Highland Shopping Center | Archaeological: | No | Tax Year: | 2021 |
| Prior Use: | | | | | |

STRUCTURAL DATA:

| | | | | |
|--------------------|------|-----------------------|---------------------|-------------|
| Year Built: | 2006 | Clearance Min: | Exterior: | Brick/Block |
| Rehab Year: | | Clearance Max: | Bay Spacing: | |
| Floors: | 1 | Floor Drains: | Sprinklers: | |
| Class: | B | | | |

Listing Broker(s)

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