

FOR LEASE

12603 State Route 143,
Highland, IL 62249

Suite 8
2,604 SF

Suite 6
1,775 SF

Suite 2/3
2,150 SF

LOCATED ON HIGHLAND'S
MAIN RETAIL CORRIDOR
SIGNALIZED ENTRANCE INTO CENTER

(3) SPACES AVAILABLE FOR LEASE:
1,775 SF, 2,150 SF & 2,604 SF
LEASE RATE: \$14.00/SF, NNN

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

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Collin Fischer - CCIM

Principal

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AREA MAP

12603 State Route 143, Fairview Heights, IL 62249



LOCATION OVERVIEW

Located on Highland's Main Retail Corridor with Nearly 14,000 ADT on IL-143. Situated at a Lighted Intersection in front of R.P. Lumber.



BUILDING SIGNAGE



BRICK EXTERIOR



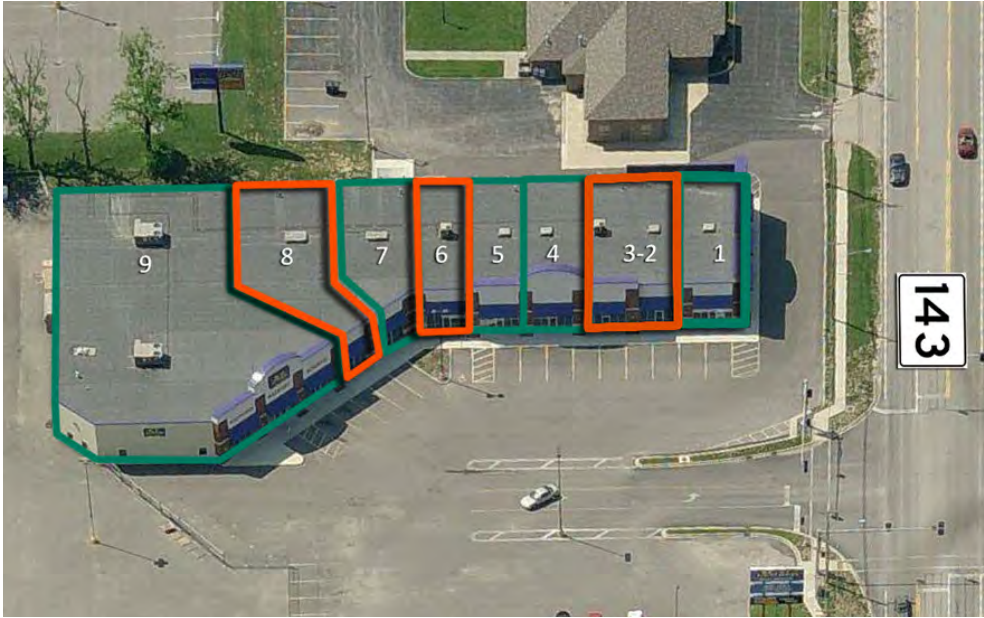
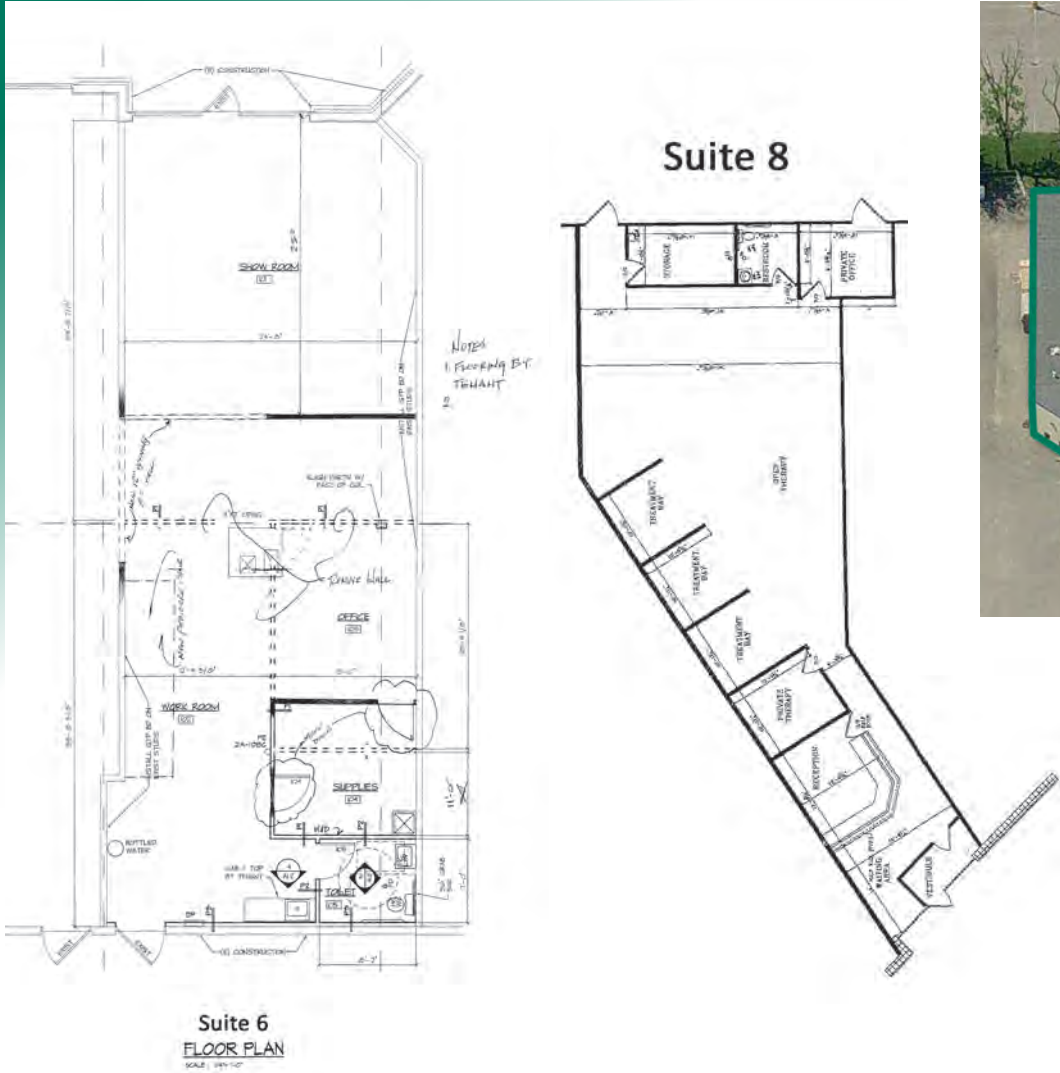
3 AVAILABLE UNITS



14,000 TRAFFIC COUNT

FLOOR PLAN

12603 State Route 143, Fairview Heights, IL 62249



Suite	Tenant	SF
1	CLARKSON EYECARE	2,275
2-3	AVAILABLE	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 2-3 Floor Plan Not Available
*Not to Scale

OFFICE/RETAIL PROPERTY SUMMARY

12603 STATE ROUTE 143

LISTING # 1373

LOCATION DETAILS:

Parcel #: 02-2-18-32-02-202-024
County: IL - Madison
Zoning: C-2 - Highland

PROPERTY OVERVIEW:

Building SF: 25,070
Vacant SF: 4,379
Usable Sqft: 4,379
Min Divisible SF: -
Max Contig SF: 2,604
Office SF: 4,379
Retail SF: -
Signage: -
Lot Size: 1.13 Acres
Frontage: -
Depth: -
Parking Spaces: -
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2006
Yr Renovated: 2006
Building Class: B
Ceilings: -
Construction Type: -



SALE/LEASE INFORMATION:

Lease Rate: \$14.00/SF
Lease Type: NNN
NNN Expenses: \$4.42

FINANCIAL INFORMATION:

Taxes: \$43,324.00
Tax Year: -

DEMOGRAPHICS:

Traffic Count: 14,000

PROPERTY DESCRIPTION:

Highland Shopping Center - (3) Office/Retail Spaces for Lease.

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