

FOR LEASE

12603 State Route 143,
Highland, IL 62249

Suite 8
2,604 SF

Suite 6
1,775 SF



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

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

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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Principal

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AREA MAP

12603 State Route 143, Highland, 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



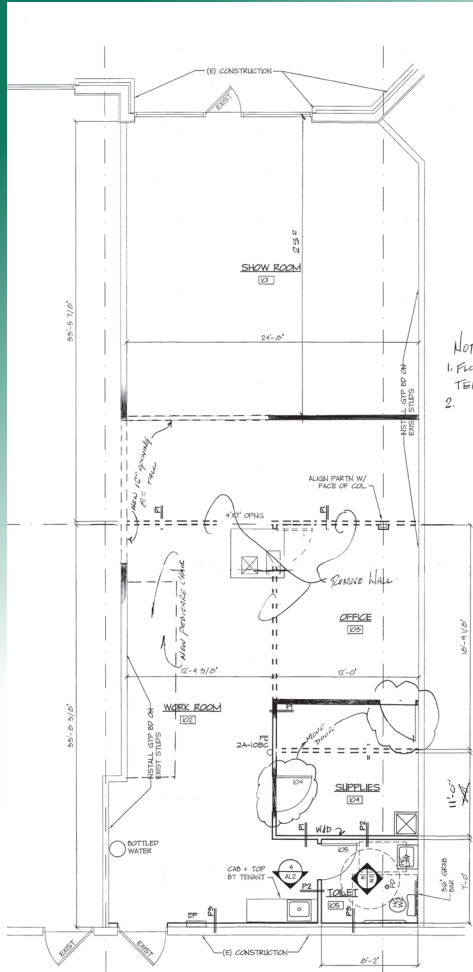
2 AVAILABLE UNITS



14,000 TRAFFIC COUNT

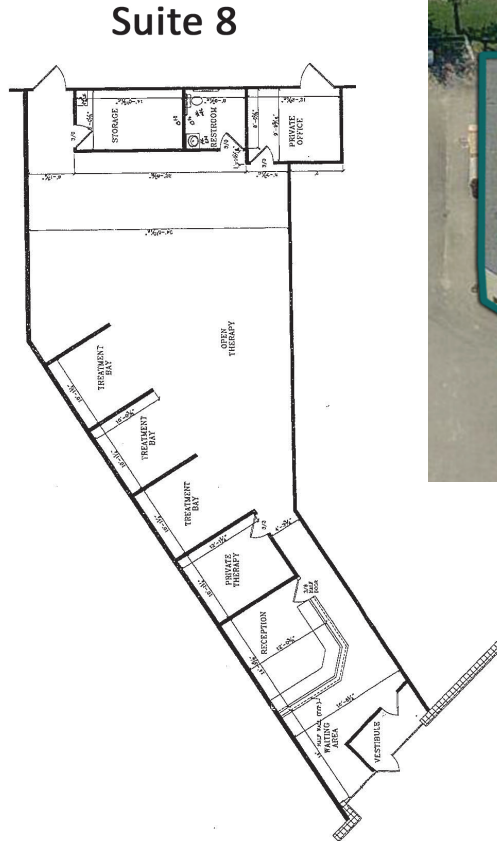
FLOOR PLAN

12603 State Route 143, Highland, IL 62249



Suite 6
FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTES
1. FLOORING BY TENANT
2.



Suite 8



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 2-3 Floor Plan Not Available
*Not to Scale

OFFICE/RETAIL PROPERTY SUMMARY

12603 STATE ROUTE 143, HIGHLAND, IL 62249

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: 1,775
Max Contig SF: 2,604
Office SF: 4,379
Retail SF: 4,379
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 - (2) Office/Retail Spaces for Lease.
Suite 6: 1,775 SF – Retail/Office – Open Work Area, Supply Room, Private Office, Showroom, Restroom
Suite 8: 2,604 SF – Office/Medical – Waiting Area, Reception Area, Private Therapy Room, 3 Treatment Bays, Open Therapy Area, Private Office, Storage Room and Restroom