

FOR LEASE

12603 State Route 143
Highland, IL 62249



(3) SPACES AVAILABLE FOR LEASE: 1,450 SF - 3,200 SF
LEASE RATE: \$14.00/SF, NNN

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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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.

AREA MAP

12603 State Route 143 Highland, IL 62249

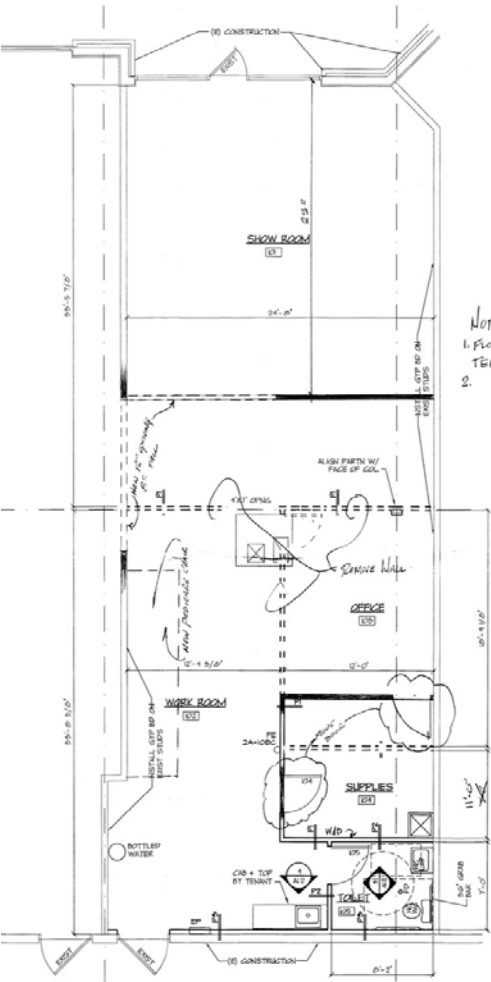


LOCATION OVERVIEW

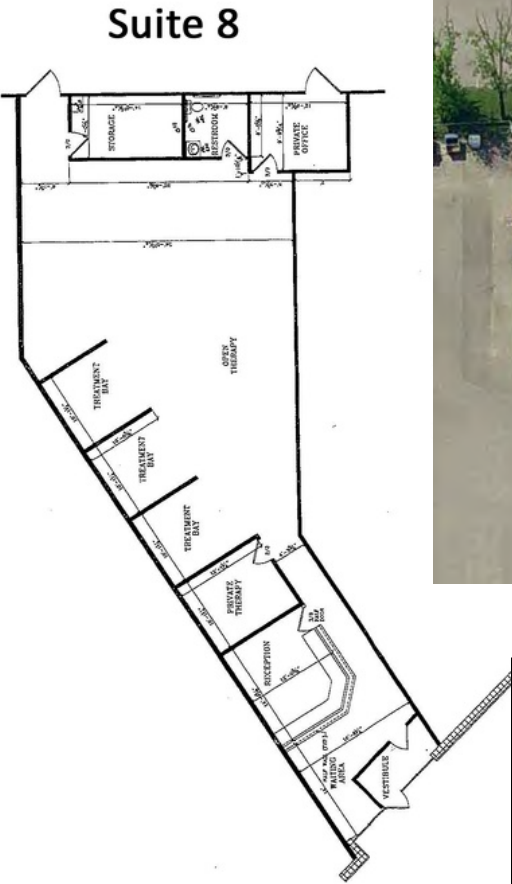
Located on Highland's Main Retail Corridor with Nearly 10,000 ADT on IL-143. Situated at a Lighted Intersection in front of R.P. Lumber.

FLOOR PLAN & TENANT LIST

12603 State Route 143 Highland, IL 62249



Suite 6
FLOOR PLAN
SCALE: 1/8" = 1'-0"



Suite 8



SUITE	TENANT	SF
1	Clarkson Eyecare	2,275
2-3	The Mailbox Store	2,150
4	Pizza Hut	1,450
5	AVAILABLE	1,450
6	AVAILABLE	1,775
7	H & R Block	2,221
8	AVAILABLE	2,604
9	R.P. Lumber	11,575

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: 5,829
Usable Sqft: 5,829
Min Divisible SF: 1,450
Max Contig SF: 3,225
Office SF: 5,829
Retail SF: 5,829
Signage: Monument,Building
Lot Size: 1.13 Acres
Frontage: 172
Depth: 210
Parking Spaces: 33
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2006
Renovated: 2006
Building Class: B
Ceilings: 10' - 12'



LEASE INFORMATION:

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

FINANCIAL INFORMATION:

Taxes: \$51,170.00
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 10,000

PROPERTY DESCRIPTION:

Highland Shopping Center - Office/Retail Spaces for Lease.
Suite 5: 1,450 SF - Former nail salon space
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