

Market Place Commons

Market Place Dr.
Fairview Heights, IL 62208



- Retail/Office Space for Lease
- Spaces Range from 1,200-12,000 SF Contiguous
- Pylon Signage Available
- Aggressive Rates; Improvements Negotiable

Lease Rate: \$10.00 per SF, NNN



BARBERMURPHY

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Listing No: 1925

Retail **Total SF Available:** 14,389 SF
Min Divisible SF: 1,200 SF

Market Place Commons
 329 Market Place Dr
 Fairview Heights, IL 62208

SALE INFORMATION:

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

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$10.00
Lease Type: NNN
Net Charges: \$4.00
CAM Charges:
Lease Term:

Leasing Comments:

3 Bays available for Lease: 1,200, 1,500 and 1,689 SF. Maximum possible contiguous space is 12,000 SF.

Comments

Located in Fairview Heights' dense retail corridor. Pylon signage available. Aggressive rates. Improvements are negotiable.

SQUARE FOOT INFO:

Building Total: 36,480 SF
Total Available: 14,389 SF
Direct Lease: 14,389 SF
Sublease: 0 SF
Office: 14,389 SF
Retail: 14,389 SF
Min Divisible: 1,200 SF
Max Contiguous: 12,000 SF

LAND MEASUREMENTS:

Acres: 3.98
Frontage: 515 FT
Depth:

PROPERTY INFORMATION:

Parcel No: 03-28.0-200-040	TIF: No	Parking: 5.75; 1,000
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: PB	Survey: No	Traffic Count: 14,200
Zoning By: Fairview Heights	Environmental: No	Property Tax: \$71,508.00
Complex: MarketPlace Commons	Archaeological: No	Tax Year: 2018
Prior Use:		

STRUCTURAL DATA:

Year Built: 2000	Clearance Min:	Exterior: EIFS
Rehab Year:	Clearance Max: 12'	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class: C		

Listing Broker(s)

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