

FOR LEASE

301 Mattes Ave.,
Vandalia, IL 62471

1,522 SF



1,522 SF OFFICE/RETAIL SPACE

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.

AREA MAP

301 Mattes Ave., Vandalia, IL 62471

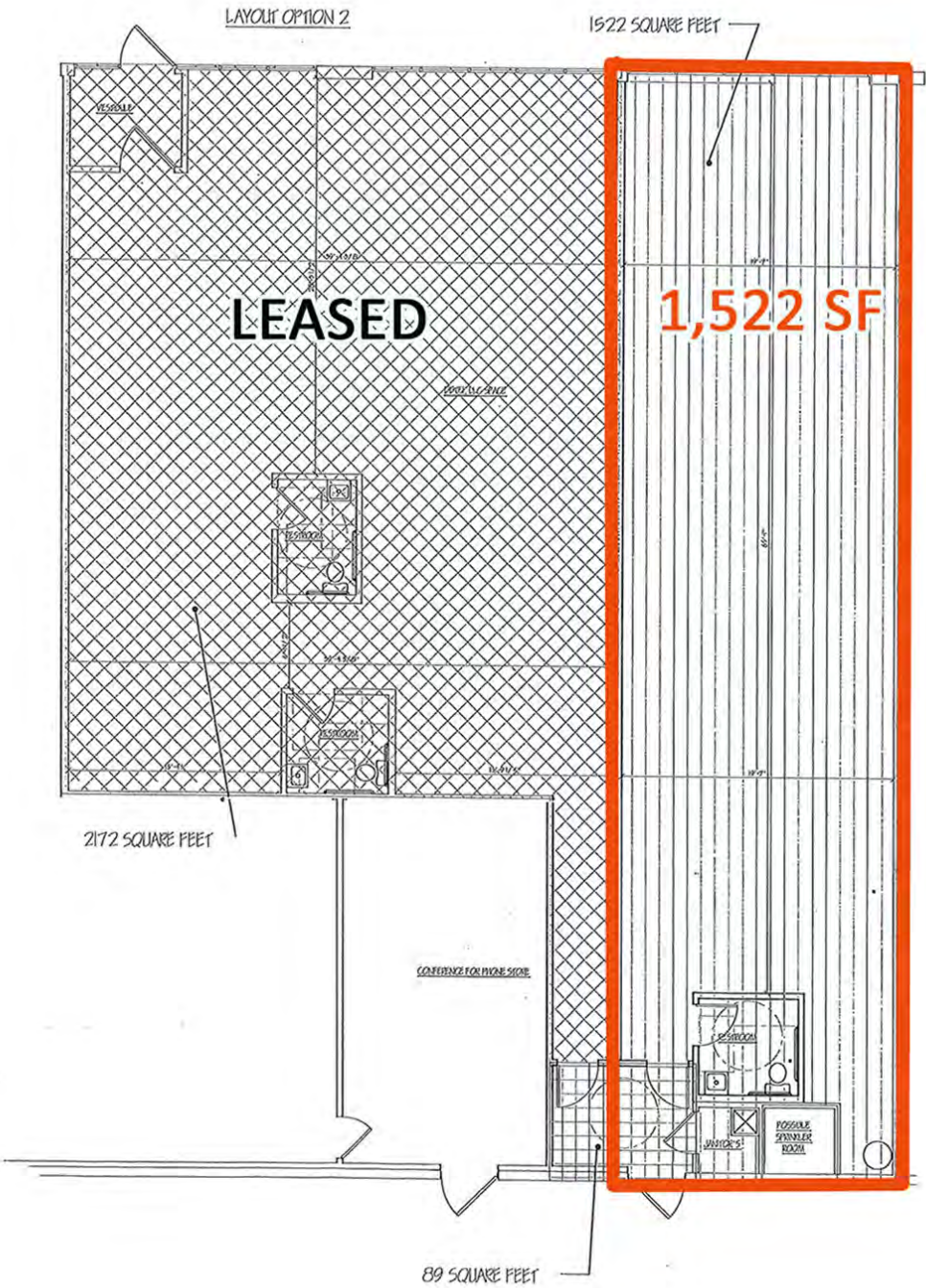


LOCATION OVERVIEW

Prime retail site at 301 Mattes Ave in Vandalia, IL—an out pad to Walmart with excellent visibility. Located just off the I-70 exit ramp in a high-traffic retail corridor.

FLOOR PLAN

301 Mattes Ave., Vandalia, IL 62471



*Not to scale

OFFICE/RETAIL SUMMARY

301 MATTES AVENUE

LISTING # 1812

LOCATION DETAILS:

Parcel # 34,400
County: IL - Fayette
Zoning: C-1 - Vandalia

PROPERTY OVERVIEW:

Building SF: 34,400
Vacant SF: 1,522
Min Divisible SF: 1,522
Office SF: 1,522
Retail SF: 1,522
Signage: Monument
Lot Size: 0 SF
Frontage: 494
Depth: 266
Parking Surface Type: Concrete



LEASE INFORMATION:

Lease Rate: \$1,900/Month
Lease Type: NNN
NNN Expenses: \$4.10

PROPERTY DESCRIPTION:

Vandalia Commons – Office/Retail Center in front of Wal-Mart. Last bay left! Excellent location. Retail center with many national tenants. 1,522 SF for Lease. Tenants include Rent-A-Center, AT&T, Verizon, Dollar Tree, Goodwill, China King and more. Monument Signage Available.