

# FOR SALE -AND- LEASE

548 E Washington St.,  
Millstadt, IL 62260



## MULTI-TENANT PLAZA FOR SALE WITH SPACE FOR LEASE

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
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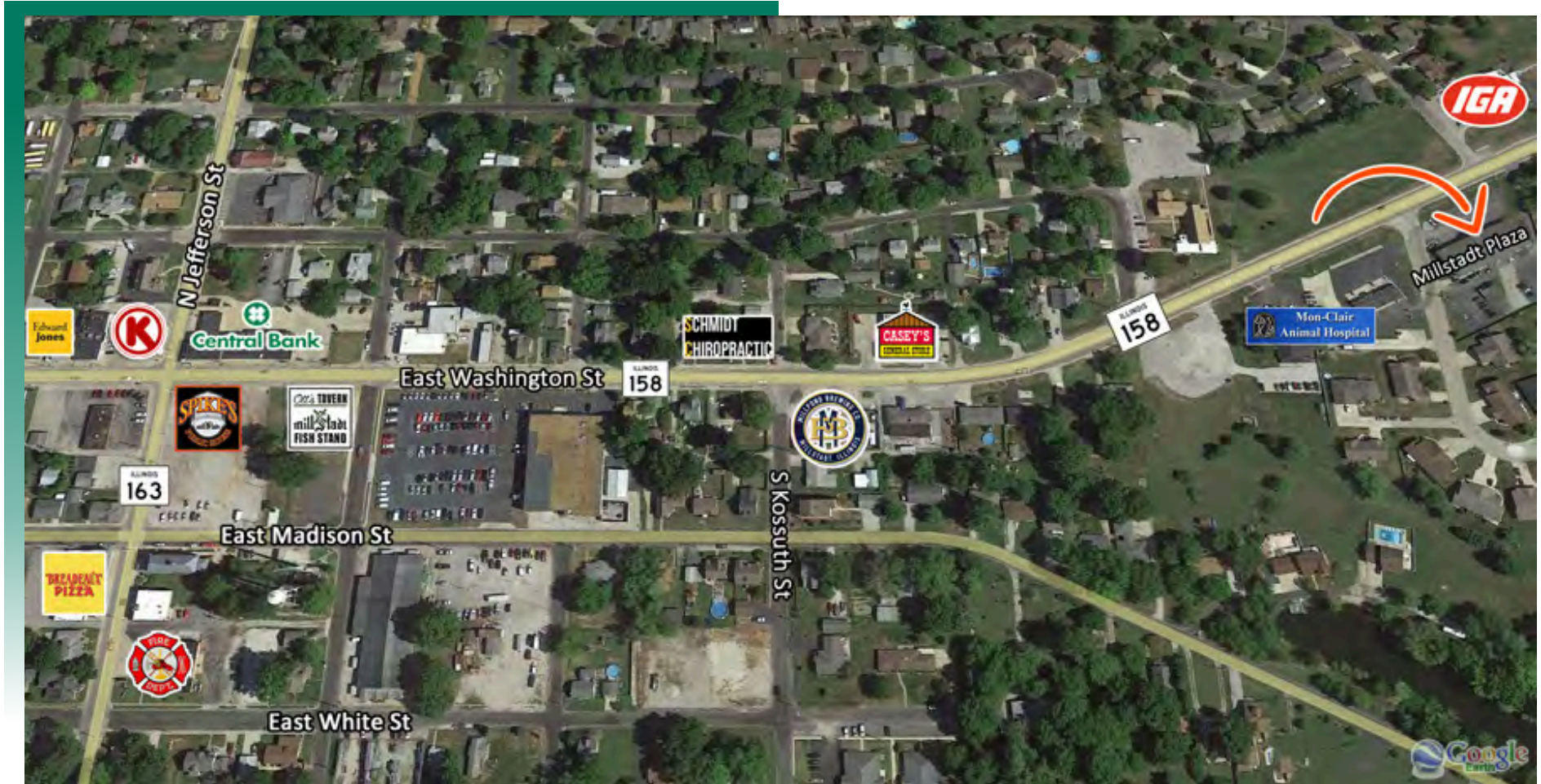
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# AREA MAP

548 E Washington St, Millstadt, IL 62260



## LOCATION OVERVIEW

Located at the northern entrance to Millstadt. This is a high traffic, high visibility location. Surrounded by other retailers.

# OFFICE/RETAIL PROPERTY SUMMARY

548 EAST WASHINGTON STREET

**LISTING #** 1944

## LOCATION DETAILS:

**Parcel #:** 12-10.0-304-042  
**County:** IL - St. Clair  
**Zoning:** B-2 - Millstadt, B-2 - Village

## PROPERTY OVERVIEW:

**Building SF:** 9,240  
**Vacant SF:** 4,300  
**Min Divisible SF:** 1,100  
**Max Contig SF:** 3,200  
**Office SF:** 4,300  
**Retail SF:** 4,300  
**Lot Size:** 0.83 Acres  
**Frontage:** 170  
**Depth:** Varies  
**Parking Spaces:** 37  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 2005  
**Ceilings:** 10'

## TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** No



## SALE/LEASE INFORMATION:

**Sale Price:** \$1,263,000  
**Lease Rate:** \$13.50/SF - \$16.94/SF  
\$1,500/MO - \$3,600/MO  
**Lease Type:** Gross

## FINANCIAL INFORMATION:

**Taxes:** \$8,538.00

## DEMOGRAPHICS:

**Traffic Count:** 8,300

## Property Description

Established Retail Center for sale or lease. Located at the Northern entrance to the town. 8,300 CPD pass this location. Millstadt Plaza: 1,100 SF-3,200 SF Contiguous Retail/Office Space available. Current tenants include NT Nails, Sunrise Restaurant and The Smoke Shop. Sale price is approximately \$137 PSF



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