

MULTI-TENANT PLAZA FOR SALE WITH SPACE FOR LEASE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM John L. Eichenlaub Managing Broker Office: (618) 277-4400 (Ext. 15) Cell: (618) 570-8344 johne@barbermurphy.com



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

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.

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OFFICE/RETAIL PROPERTY SUMMARY

548 EAST WASHINGTON STREET

LISTING #	1944			
LOCATION DETAILS:				
Parcel #:	12-10.0-304-042			
County:	IL - St. Clair		CHURCH THE STATE OF THE STATE O	
Zoning:	B-2 - Millstadt,B-2 - Village		ast Washington St 158	
PROPERTY OVERVIEW:		163		
Building SF:	9,240	East Madison St		
Vacant SF:	4,300		East White St	
Min Divisible SF:	1,100	East White St		
Max Contig SF:	3,200			
Office SF:	4,300	SALE/LEASE INFORMA		
Retail SF:	4,300	Sale Price:	\$1,263,000	
Lot Size:	0.83 Acres	Lease Rate:	\$13.50/SF - \$16.94/SF \$1,500/MO - \$3,600/MO	
Frontage:	170	Lease Type:	Gross	
Depth:	Varies		2011	
Parking Spaces:	37	FINANCIAL INFORMAT	FINANCIAL INFORMATION:	
Parking Surface Type:	Asphalt	Taxes:	\$8,538.00	
STRUCTURAL DATA:				
Year Built:	2005	DEMOGRAPHICS:		
Ceilings:	10'	Traffic Count:	8,300	
TAX INCENTIVE ZONES:		Property Description	Property Description	
TIF District:	No		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	
Enterprise Zone:	No	Space available. Current te	Space available. Current tenants include NT Nails, Sunrise Restaurant and The Smoke	
Opportunity Zone:	No	Shop. Sale price is approx	Shop. Sale price is approximately \$137 PSF	

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