

# FOR LEASE

548 E Washington St,  
Millstadt, IL 62260



OFFICE/RETAIL SPACES AVAILABLE

**BARBERMURPHY**

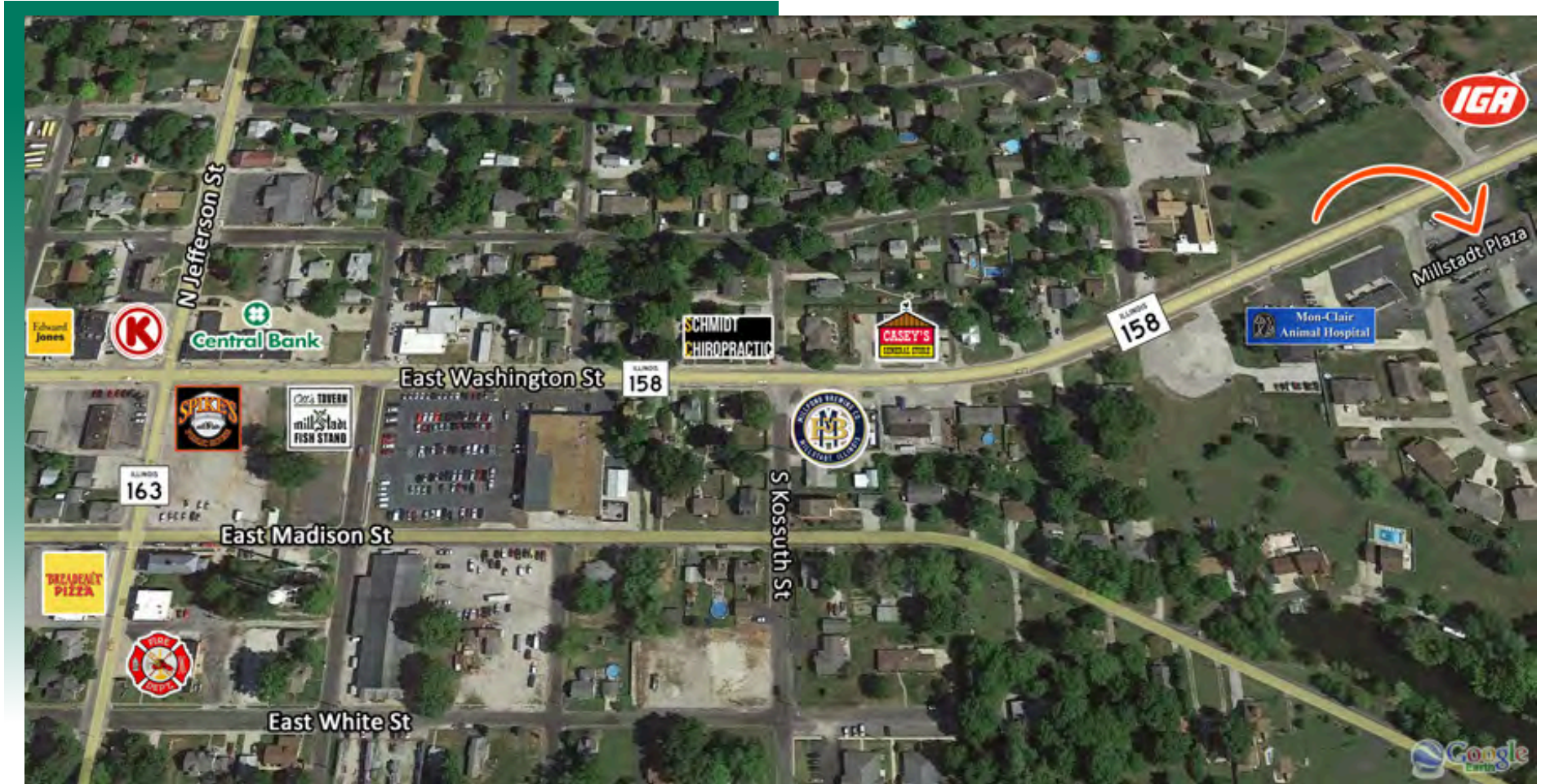
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# AREA MAP

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.



Frontage: 170'  
Depth: Varies



I-255



STL Airport  
34 miles

**EXIT**

Exit 6

# 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:** 5,400  
**Usable Sqft:** -  
**Min Divisible SF:** 1,100  
**Max Contig SF:** 3,200  
**Office SF:** 5,400  
**Retail SF:** 5,400  
**Signage:** On Building  
**Lot Size:** 0.83 Acres  
**Frontage:** 170  
**Depth:** Varies  
**Parking Spaces:** 37  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 2005  
**Yr Renovated:** -  
**Building Class:** -  
**Ceilings:** 10.0000  
**Construction Type:** -

## TAX INCENTIVE ZONES:

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



## SALE/LEASE INFORMATION:

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

## FINANCIAL INFORMATION:

**Taxes:** \$8,538.00  
**Tax Year:** -

## DEMOGRAPHICS:

**Traffic Count:** 8300

## PROPERTY DESCRIPTION:

Established Retail Center at the entrance to the town. 8,300 CPD pass this location. Millstadt Plaza: 1,100 SF-3200 SF Contiguous Retail/Office Space available. Current