

Office/Retail Space for Lease

1095 North Green Mount Rd. (Suite 300), Shiloh, IL 62221



Lease Rate: \$18.00 per SF, NNN

- 1,295 SF Professional Office / Retail Space for Lease
- Located less than 1 mile to the new St. Elizabeth's Hospital
- Situated in a High Traffic Area
- 19,000 ADT on North Green Mount Rd
- Monument Signage

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

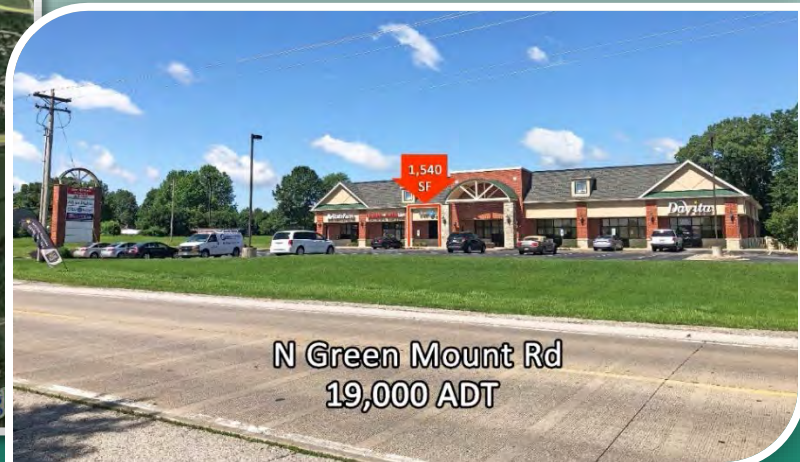
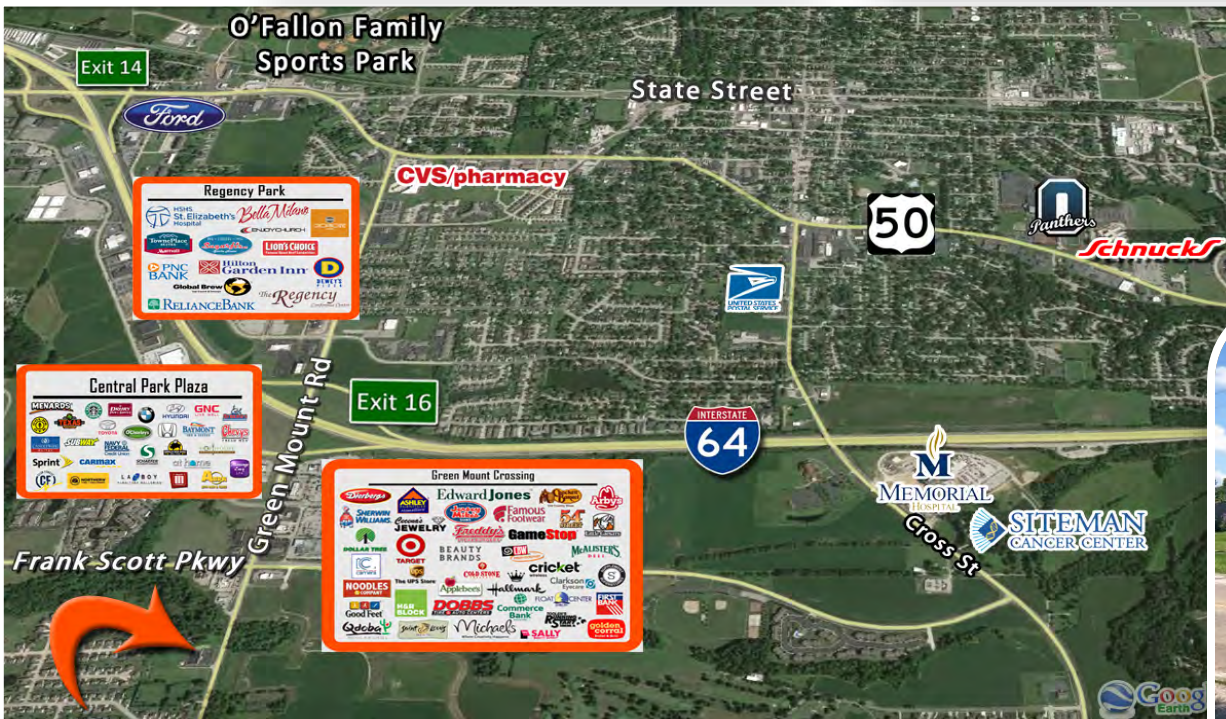
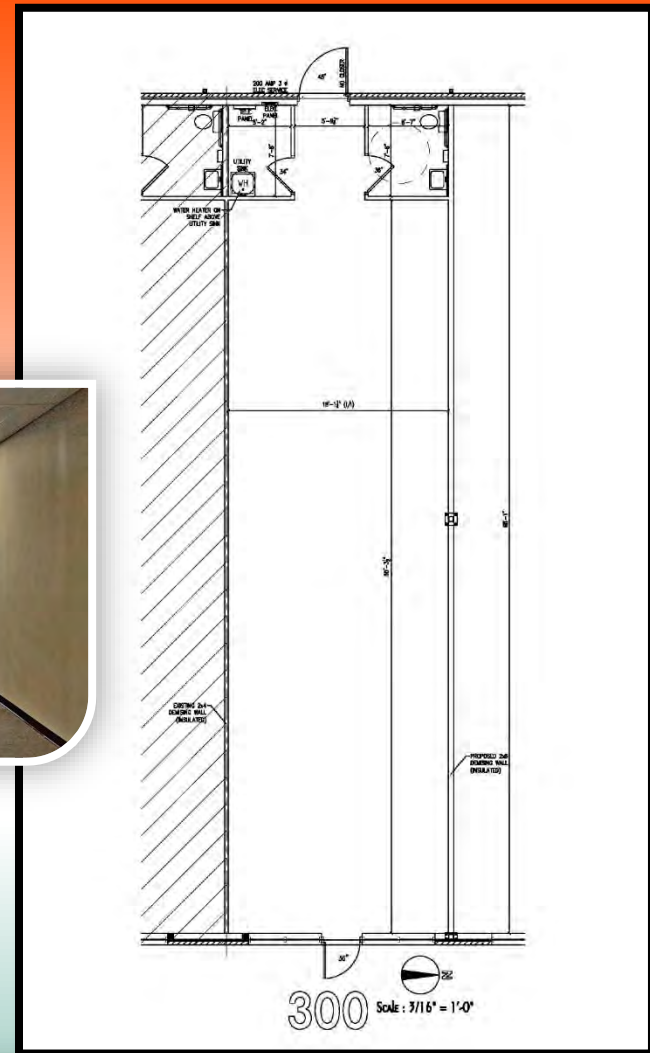
Tony Smallmon
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.





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N Green Mount Rd
19,000 ADT

Listing No: 1842

Office / Retail

1095 N Green Mount Rd
Suite #300
Shiloh, IL 62221

SALE INFORMATION:

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

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$18.00
Lease Type: NNN
Net Charges: \$4.50
CAM Charges:
Lease Term:

Leasing Comments:

1,295 SF For Lease in Shiloh Illinois. Former ClearWave office includes open office/retail area, network rack, restroom and storage area. Owner will replace flooring and paint the suite. Building and Marque Signage available.

Comments

Located 1/2 mile from I-64/Green Mount Rd exit. Plaza is just South of Green Mount Crossings and Frank Scott Parkway.
Join State Farm, Illinois National Guard and Davita.

Total SF Available: 1,295 SF
Min Divisible SF: 1,295 SF

SQUARE FOOT INFO:

Building Total: 11,200 SF
Total Available: 1,295 SF
Direct Lease: 1,295 SF
Sublease: 0 SF
Office: 1,295 SF
Retail: 1,295 SF
Min Divisible: 1,295 SF
Max Contiguous: 1,295 SF

LAND MEASUREMENTS:

Acres: 2.76
Frontage: 201 FT
Depth: 286 FT

PROPERTY INFORMATION:

Parcel No: 08-01.0-200-030	TIF: No	Parking: 62
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: HB - Highway Business	Survey: No	Traffic Count: 19,000
Zoning By: Village of Shiloh	Environmental: No	Property Tax: \$25,436.00
Complex:	Archaeological: No	Tax Year: 2018
Prior Use: Clearwave Office		

STRUCTURAL DATA:

Year Built: 2009	Clearance Min: 8'	Exterior: Brick
Rehab Year:	Clearance Max: 9'	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class: B		

Listing Broker(s)

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