

PRE-LEASING RETAIL/OFFICE SPACE

North Jefferson St. (IL Route 4), Mascoutah, IL 62258



BARBERMURPHY

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AREA MAP



PROPERTY SUMMARY

- 8,400 SF Building – Spaces divisible to 1,200 SF
- Located Next to Dollar General and Farmers & Merchants Bank, O'Reilly Auto Parts & Brightly Senior Living
- Less than 5 Miles to Mid-America Airport, Scott Air Force Base, and I-64
- Agent Interest

LEASE RATE: \$12.00 per SF, NNN

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Listing No: 860.1
Retail
Office

Total SF Available: 8,400 SF
Min Divisible SF: 1,200 SF

830 North Jefferson
Mascoutah, IL 62258

SQUARE FOOT INFO:

Building Total: 8,400 SF
Total Available: 8,400 SF
Direct Lease: 8,400 SF
Sublease: 0 SF
Office: 8,400 SF
Retail: 8,400 SF
Min Divisible: 1,200 SF
Max Contiguous: 8,400 SF

SALE INFORMATION:

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

LAND MEASUREMENTS:

Acres:
Frontage:
Depth:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$12.00
Lease Type: NNN
Net Charges: \$4.00
CAM Charges:
Lease Term:

PROPERTY INFORMATION:

Parcel No: 10-29.0-312-003	TIF: No	Parking:	
County: St. Clair	Enterprise Zone: No	Surface Type:	
Zoning: C-1	Survey: No	Traffic Count: 8200	
Zoning By: City of Mascoutah	Environmental: No	Property Tax:	
Complex:	Archaeological: No	Tax Year:	
Prior Use:			



Leasing Comments:

Comments

8,400 - 1,200 SF Office/Retail Center, available for Pre-Leasing. 1,200 SF (20' x 60') Bays. Located next to Dollar General and Farmers & Merchants Bank, O'Reilly Auto Parts & Brightly Senior Living. Less than 5 Miles to I-64, Scott Air Force Base, and Mid America Airport. Agent Interest.

STRUCTURAL DATA:

Year Built: Prop	Clearance Min: 10'	Exterior:
Rehab Year:	Clearance Max: 10'	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class:		

Listing Broker(s)

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