

FOR LEASE

105 Regency Park
O'Fallon, IL 62269



BARBER MURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

105 Regency Park, O'Fallon, IL 62269



LOCATION OVERVIEW

Center is located at the lighted intersection of US Hwy 50 and Regency Park with excellent visibility from US Hwy 50. It is situated in a heavy retail area and only 1/10th of mile off I-64 (exit 14)

OFFICE/RETAIL PROPERTY SUMMARY

105 REGENCY PARK

LISTING # 1108

LOCATION DETAILS:

Parcel #: 03-25.0-326-003
County: IL - St. Clair
Zoning: B-1 - O'Fallon
Complex: Regency Park

PROPERTY OVERVIEW:

Building SF: 10,086
Vacant SF: 1,670
Min Divisible SF: 1,670
Max Contig SF: 1,670
Office SF: 1,670
Retail SF: 1,670
Signage: Yes
Lot Size: 0.98 Acres
Frontage: 181
Parking Spaces: 51
Parking Surface Type: Concrete

STRUCTURAL DATA:

Building Class: B
Ceilings: 10'-13'
Construction Type: Brick, Concrete



LEASE INFORMATION:

Lease Rate: \$17.50 /SF
Lease Type: NNN
NNN Expenses: \$5.00

FINANCIAL INFORMATION:

Taxes: \$29,772.00
Tax Year: 2018

DEMOGRAPHICS:

Traffic Count: 28100

PROPERTY DESCRIPTION:

10,000 SF retail center with 1,670 SF available for lease. Current tenants include Subway, O'Fallon Dental, Luxury Nail Salon & Spa, JC's Jewelry & Repair and Papa John's Pizza.



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