

FOR SALE  
OR LEASE

9,000 SF Owner/User Investment

220 Regional Dr., Alton, IL 62002



**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd. Shiloh, IL 62269  
618.277.4400 [barbermurphy.com](http://barbermurphy.com)

Matt Barriger  
C: 618.973.5507  
[MattB@barbermurphy.com](mailto:MattB@barbermurphy.com)

John L. Eichenlaub  
C: 618.570.8344  
[JohnE@barbermurphy.com](mailto:JohnE@barbermurphy.com)





# AREA MAP



## PROPERTY SUMMARY

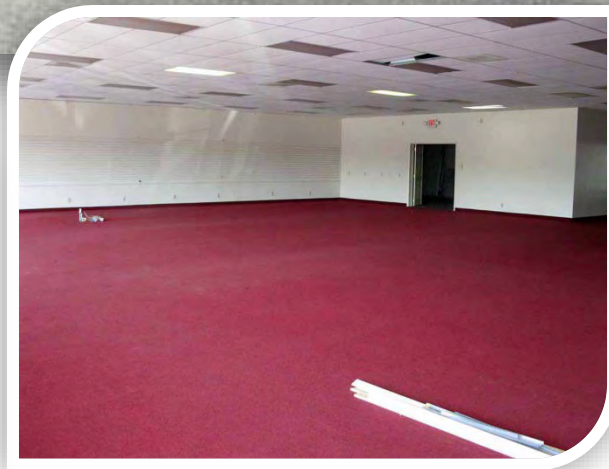
- 9,000 SF Office/Retail Center with 4,500 SF End Cap Space for Lease
- Tenants are BJC Healthcare and Heights Financial
- Visible from Homer Adams Parkway
- Adjacent to Target

**SALE PRICE: \$525,000**

**CAP RATE: 9.8%**



# LEASE SPACE



4,500 SF End Cap Space with  
Open Floor Plan

**LEASE RATE: \$8.50/SF, NNN**

**BARBERMURPHY**

**Listing No:** 1239.1  
**Regional Drive Strip Center**

**Total Units:**

220 Regional Drive  
Alton, IL 62002

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$525,000  
**Sale Price/SF:** \$58.33  
**CAP Rate:** 9.80%  
**GRM:**  
**NOI:** \$51,741

**PROPERTY INFORMATION:**

**Parcel No:** 23-2-07-01-05-101-003  
**County:** Madison  
**Zoning:** Commercial  
**Zoning By:** Alton  
**Complex:**  
**Acres:** 0.50  
**Property Tax:** \$14,623.08  
**Tax Year:** 2021



**STRUCTURAL DATA:**

**Year Built:**  
**Rehab Year:**  
**Floors:** 1  
**Roof:**  
**Exterior:** Masonry

**FACILITY INFORMATION**

**Elevator:** N/A  
**Heating:** Yes  
**Cooling:** Yes  
**Parking:** 20.00  
**Surface Type:** Asphalt

**INCOME**

Gross Rental Income \$75,352.80  
Gross Other Income  
**Total Income \$75,352.80**

**EXPENSES:**

Property Taxes \$14,623.08  
Insurance \$5,642.81  
CAM \$1,630.00  
Utilities \$1,715.99  
Property Management  
**Total Expenses \$23,611.88**  
**NOI \$51,740.92**

**Property Amenities**

**Unit Amenities**

**Comments**

9,000 SF owner/user investment property, with 4,500 SF end cap available. Located in the shadows of Alton Square Mall and adjacent to Target. Homer Adams Parkway visibility. Tenants are BJC Healthcare and Heights Financial. Income and expense reports available.

**Listing Broker(s)**

**Matt Barriger**  
Office: (618) 277-4400  
mattb@barbermurphy.com  
Cell: (618) 973-5507

**John L. Eichenlaub**  
Office: (618) 277-4400  
johne@barbermurphy.com  
Cell: (618) 570-8344