

Office/Retail Space for Lease – Shiloh Parkway Plaza

1207 Frank Scott Pkwy East, Shiloh, IL 62269



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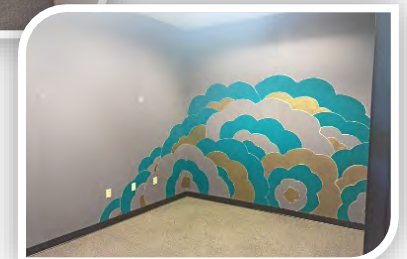
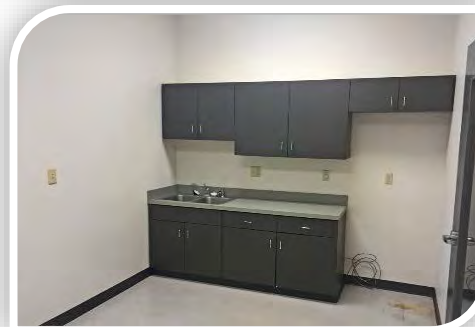
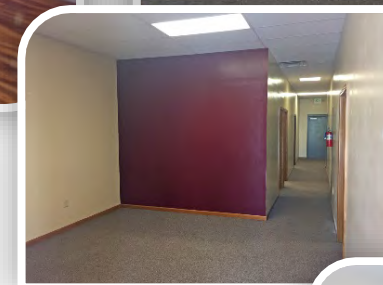
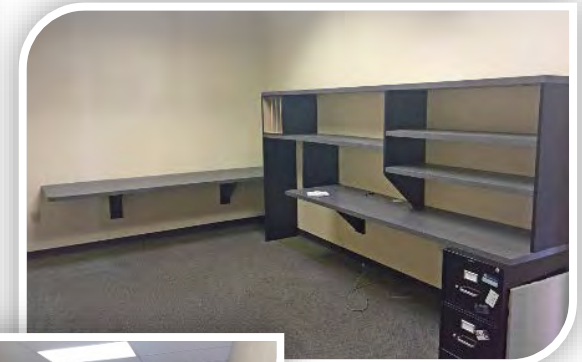


Property Summary

- 2 Spaces for Lease in Shiloh Parkway Plaza
- Suite 200: 1,400 SF - Lobby, 3 private offices, kitchen with 4 built-in cubicles.
- Suite 600 : 1,500 SF currently setup as a dental office. Space has waiting room, admin counter area, 6 open patient rooms, storage area and a back break room.
- Join Edmystone Chiropractic, LabCorp, Anytime Fitness, Edward Jones, Community Title and Allstate

LEASE RATE: \$16.75/SF, NNN

SPACE LAYOUT & IMAGES – SUITE 200



IMAGES – SUITE 600



AREA MAP



Listing No: 1122.1**Retail****Office/Retail**1207 Frank Scott Parkway
Shiloh, IL 62269**SALE INFORMATION:****For Sale:** No**Sale Price:****Sale Price/SF:****CAP Rate:****GRM:****NOI:****LEASE INFORMATION:****For Lease:** Yes**Lease Rate:** \$16.75**Lease Type:** NNN**Net Charges:** \$4.50**CAM Charges:****Lease Term:****Leasing Comments:**

Suite 200: 1,400 SF - Lobby, 3 private offices, kitchen with 4 built-in cubicles.

Suite 600 : 1,500 SF currently setup as a dental office.

Space has waiting room, admin counter area, 6 open patient rooms, storage area and a back break room.

Comments

2,900 SF Office or Retail Bay available for Lease in Shiloh Parkway Plaza. The building is located on Frank Scott Parkway East (Thouvenot Lane) in Shiloh. Edward Jones, Allstate, Anytime Fitness, Community Title and a Chiropractor are current tenants in this plaza. This is a high growth area and located near the new Target, Dierberg's, St. Elizabeth and Memorial Hospitals. Easy access to I-64 and North Green Mount Road.

Total SF Available: 2,900 SF**Min Divisible SF:** 1,400 SF**SQUARE FOOT INFO:****Building Total:** 16,500 SF**Total Available:** 2,900 SF**Direct Lease:** 2,900 SF**Sublease:** 0 SF**Office:** 2,900 SF**Retail:** 2,900 SF**Min Divisible:** 1,400 SF**Max Contiguous:** 1,500 SF**LAND MEASUREMENTS:****Acres:****Frontage:** 250 FT**Depth:****PROPERTY INFORMATION:****Parcel No:** 08-01.0-107-007 and 008**County:** St. Clair**Zoning:** Commercial**Zoning By:** Shiloh**Complex:** Shiloh Parkway Plaza**Prior Use:****TIF:** No**Enterprise Zone:** No**Survey:** No**Environmental:** No**Archaeological:** No**Parking:** 90 Shared Spaces**Surface Type:** Asphalt**Traffic Count:** 17,800**Property Tax:** \$35,822.00**Tax Year:** 2022**STRUCTURAL DATA:****Year Built:** 2005 **Clearance Min:** 8' **Exterior:** Brick**Rehab Year:** **Clearance Max:** 9' **Bay Spacing:****Floors:** 1 **Floor Drains:** **Sprinklers:****Class:** B**Listing Broker(s)**Tony Smallmon
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