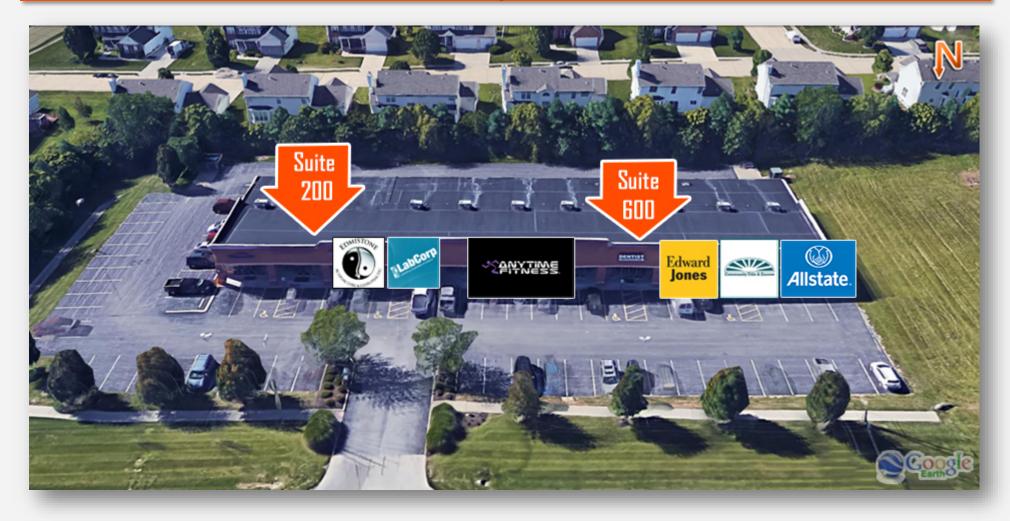
# **Office/Retail Space for Lease – Shiloh Parkway Plaza**

1207 Frank Scott Pkwy East, Shiloh, IL 62269







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.

# Property Summary

- 2 Spaces for Lease in Shiloh Parkway Plaza
- Suite 200: 1,400 SF Lobby, 3 private offices, kitchen with 4 builtin 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 Edmistone Chiropractic, LabCorp, Anytime Fitness, Edward Jones, Community Title and Allstate

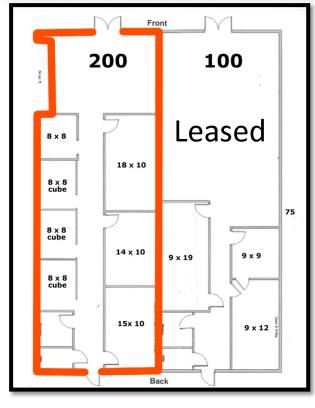
### LEASE RATE: \$16.75/SF, NNN



# SPACE LAYOUT & IMAGES – SUITE 200











## IMAGES – SUITE 600





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### **AREA MAP**





### BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

Listing No: Retail	etail	
Office/Retail		<b>SQUARE FOOT INFO</b> Building Total:
1207 Frank Scott Parkway Shiloh, IL 62269		Total Available: Direct Lease: Sublease:
SALE INFORMATION:		Office:
For Sale: Sale Price: Sale Price/SF: CAP Rate:	No	Retail: Min Divisible: Max Contiguous:
GRM:		LAND MEASUREMEN
NOI:		Acres:

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: Min Divisible SF:	2,900 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	TIF:	No	Parking:	90 Shared Spaces
County:	St. Clair	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	Commercial	Survey:	No	Traffic Count:	17,800
Zoning By:	Shiloh	Environmental:	No	Property Tax:	\$35,822.00
Complex:	Shiloh Parkway Plaza	Archaeological:	No	Tax Year:	2022
Prior Use:					

STRUCTUR	AL DATA:				
Year Built:	2005	Clearance Min:	8'	Exterior:	Brick
Rehab Year:		<b>Clearance Max:</b>	9'	Bay Spacing:	
Floors:	1	Floor Drains:		Sprinklers:	
Class:	В				

#### Listing Broker(s)

Tony Smallmon Office: (618) 277-4400 tonys@barbermurphy.com Cell: (618) 407-4240

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