

# FOR LEASE

1207 Frank Scott Pkwy  
Shiloh, IL 62269



2,020 SF OFFICE/RETAIL SPACE

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

**Tony Smallmon**  
Broker Associate  
Office: (618) 277-4400 (Ext. 18)  
Cell: (618) 407-4240  
tonys@barbermurphy.com





# AREA MAP

1207 Frank Scott Pkwy, Shiloh, IL 62269



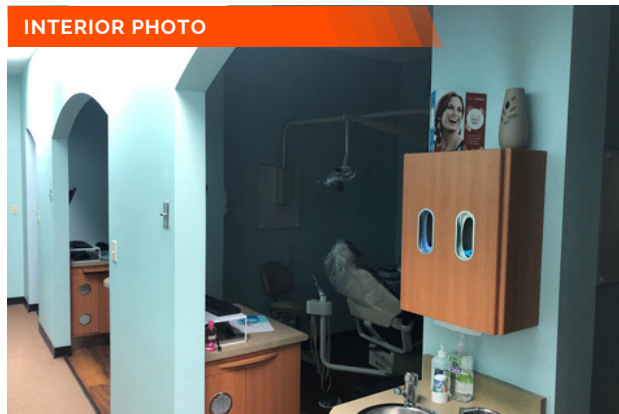
## LOCATION OVERVIEW

Less than 1 mile from the intersection of North Green Mount Rd and Frank Scott Parkway. 1.5 Mile from the Green Mount Rd exit off of I-64.



# PROPERTY PHOTOS - SUITE 600

1207 Frank Scott Pkwy, Shiloh, IL 62269



**SUITE 600: 1,500 SF**

Owner will pay to White Box Space. Currently has a waiting room, ADA restroom and a kitchenette.

# PROPERTY PHOTOS - SUITE 1100

1207 Frank Scott Pkwy, Shiloh, IL 62269

EXTERIOR



RECEPTION



LOBBY



OFFICE



**SUITE 1100: 520 SF**

Includes one private office, open reception area and use of a shared ADA restroom.



# OFFICE/RETAIL PROPERTY SUMMARY

1207 THOUVENOT LANE, SHILOH, IL 62269

**LISTING #** 1122

## LOCATION DETAILS:

**Parcel #:** 08-01.0-107-007 and 008  
**County:** IL - St. Clair  
**Zoning:** Commercial - Shiloh

## PROPERTY OVERVIEW:

**Building SF:** 16,500  
**Vacant SF:** 2,020  
**Min Divisible SF:** 520  
**Max Contig SF:** 1,500  
**Office SF:** 2,020  
**Retail SF:** 2,020  
**Signage:** Yes  
**Lot Size:** 1.80 Acres  
**Frontage:** 250'  
**Depth:** IRR  
**Parking Spaces:** Shared Lot  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 2005  
**Yr Renovated:** N/A  
**Building Class:** B



## SALE/LEASE INFORMATION:

**Lease Rate:** \$16.75 / SF  
**Lease Type:** NNN  
**NNN Expenses:** \$4.00

## FINANCIAL INFORMATION:

**Taxes:** \$36,050.00  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 17,800

## Property Description

Two Suites for Lease in Shiloh Parkway Plaza. The Center is located on Frank Scott Parkway East (Thouvenot Lane) in Shiloh. This is a high growth area and located near the new St. Elizabeth and Memorial Hospitals with easy access to I-64. Join Edmistone Chiropractic, Live.Love & Laugh Realty, LabCorp, Anytime Fitness, Edward Jones and Community Title. Suite 600: 1,500 SF – Owner will pay to White Box Space. Currently has a Waiting Room, ADA bathroom and a Kitchenette. Suite 1100: 520 SF - Includes one private office, open reception area and use of a shared ADA restroom.

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