

BELLEVUE PARK PLAZA RETAIL/OFFICE SPACE FOR LEASE

4600 West Main St., Belleville, IL 62226



2,300 – 14,400 Contiguous SF Available in Bellevue Park Plaza > 5,176 SF End Cap Space Available

The plaza is located at the lighted intersection of North Belt West and West Main

Join Tenants: Dollar Tree, Dollar General, Jackson Hewitt, Rent-a-Center, Shelter Shop and more. CVS on an out lot.

BARBERMURPHY
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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.

AREA MAP

4600 West Main St., Belleville

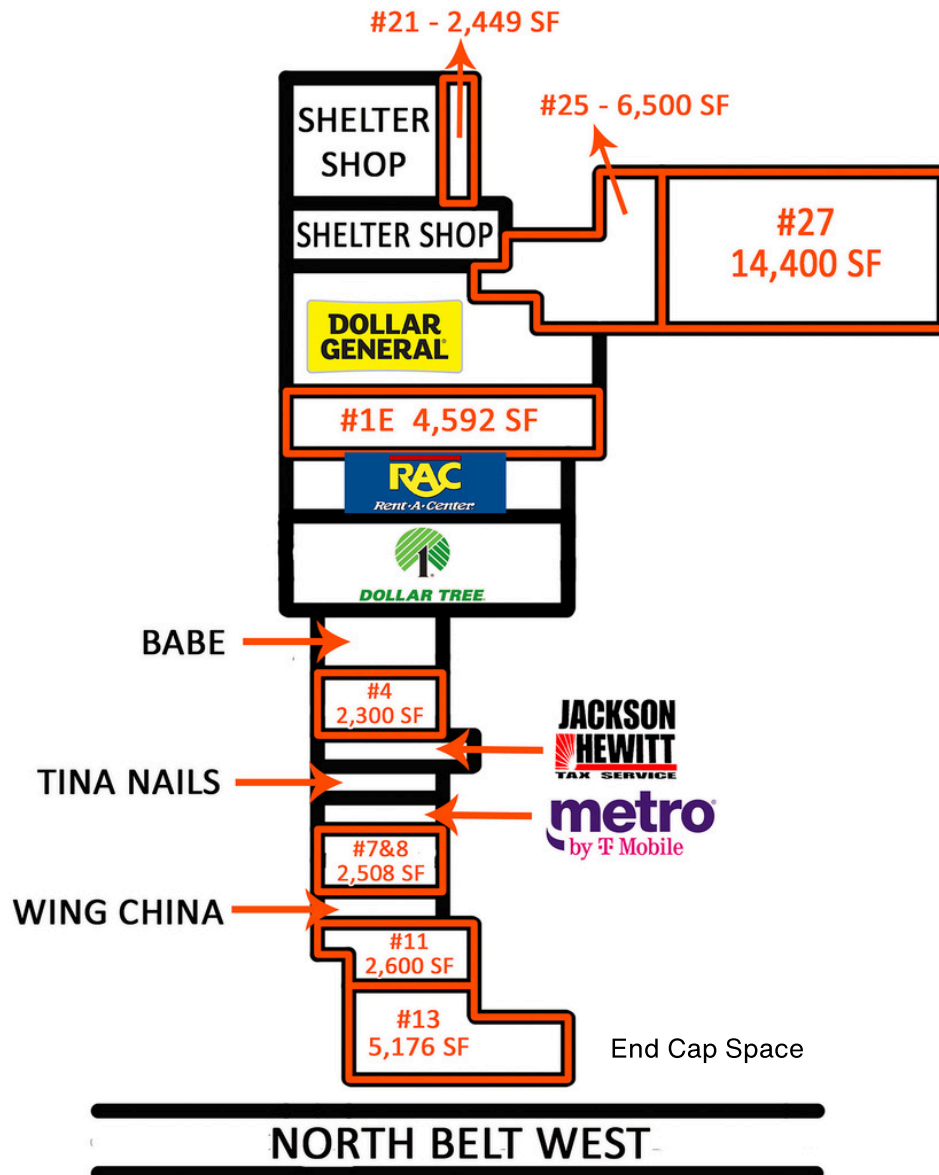


LOCATION OVERVIEW

Well located community shopping center at the intersection of West Main Street and North Belt West -- one of Belleville's busiest intersections. Great location with high visibility.

AVAILABLE SPACES

4600 West Main St., Belleville



BELLEVUE PARK PLAZA

- Space 1E (4,592 SF) - \$5.00/SF
- Space 4 (2,300 SF) - \$8.25/SF
- Space 7&8 (2,508 SF) - \$10.00/SF
- Space 11 (2,600 SF) - \$8.25/SF
- Space 13 (5,126 SF) - \$10.00/SF
- Space 21 (2,449 SF) - \$8.25/SF
- Space 25 (6,500 SF) - \$8.25/SF
- Space 27 (14,400 SF) - \$4.00/SF

*Not to scale

OFFICE/RETAIL PROPERTY SUMMARY

4600 WEST MAIN ST.

LISTING # 1029

LOCATION DETAILS:

Parcel #: 08-07.0-417-001/010/012.013
County: IL - St. Clair
Zoning: C-2 Heavy Commercial - Bellevi

PROPERTY OVERVIEW:

Building SF: 84,386
Vacant SF: 40,475
Usable Sqft: 40,475
Min Divisible SF: 2,300
Max Contig SF: 14,400
Office SF: 40,475
Retail SF: 40,475
Signage: Building and Marquee
Lot Size: 5.0 Acres
Parking Spaces: 400
Parking Surface Type: Asphalt

DEMOGRAPHICS:

Traffic Count: 17,500(NBW), 11,400(WM)



SALE/LEASE INFORMATION:

Lease Rate: \$4.00 - \$10.00 / SF

Lease Type: NNN

Property Description

2,300 - 14,400 Contiguous SF available. Suite 13 - 5,176 SF end cap space available. Join Tenants: Jackson Hewitt, Dollar Tree, Dollar General, Rent-a-Center, Shelter Shop and more. CVS on an out lot.

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