

# Retail / Office Space for Lease – Bellevue Park Plaza

4600 West Main St., Belleville, IL 62226



1,558 – 14,400 Contiguous SF Available in Bellevue Park Plaza

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

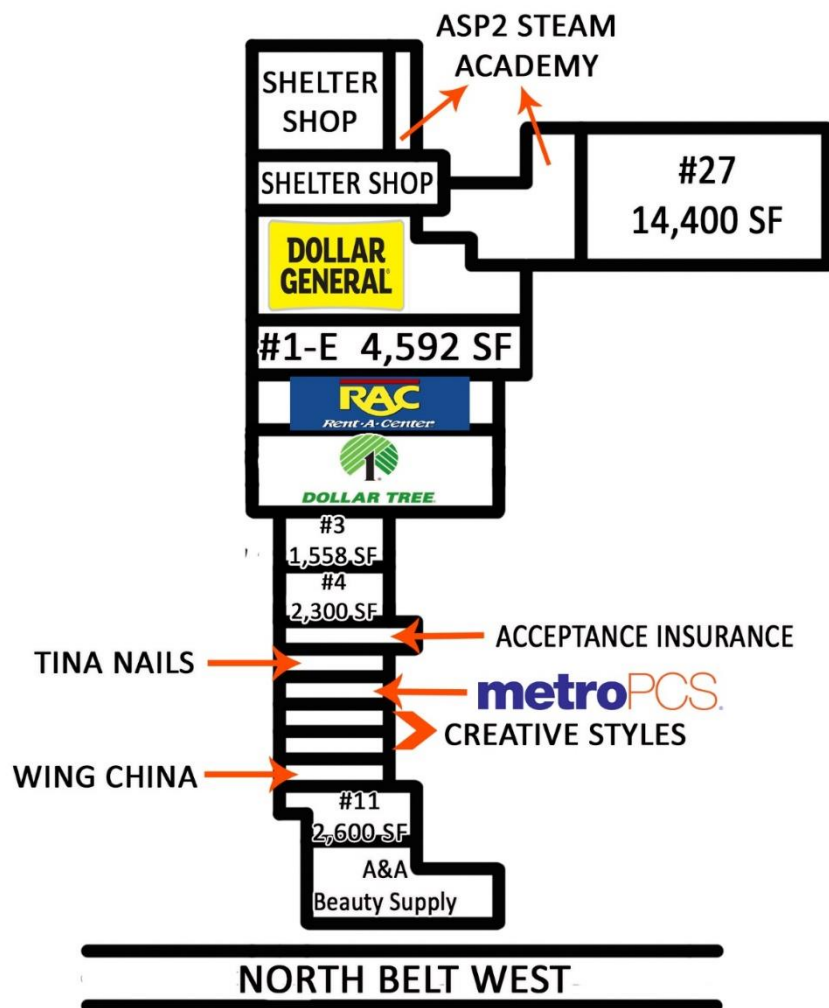
**LEASE RATE: \$4.00 - \$10.00 per SF, NNN**

**BARBERMURPHY**

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## Bellevue Park Plaza

### Lease Space Available

- Space 1E (4,592 SF) - \$5.00/SF
- Space 3 (1,558 SF) - \$10.00/SF
- Space 4 (2,300 SF) - \$8.25/SF
- Space 11 (2,600 SF) - \$8.25/SF
- Space 27 (14,400 SF) - \$4.00/SF





**Listing No:** 1029.1  
**Retail**  
**Retail**

**Bellevue Park Plaza**  
4600 West Main St.  
Belleville, IL 62226

**SALE INFORMATION:**

**For Sale:** No  
**Sale Price:**  
**Sale Price/SF:**  
**CAP Rate:**  
**GRM:**  
**NOI:**

**LEASE INFORMATION:**

**For Lease:** Yes  
**Lease Rate:** \$4.00 - \$10.00  
**Lease Type:** NNN  
**Net Charges:**  
**CAM Charges:**  
**Lease Term:**

**Leasing Comments:**

1,558 - 14,400 Contiguous SF available. Join Tenants:  
Dollar Tree, Dollar General, Rent-a-Center, Shelter  
Shop and more. CVS on an out lot.

**Comments**

Retail/Office Space for Lease in Bellevue Park Plaza at the lighted intersection of North Belt and West Main.

**Total SF Available:** 25,450 SF  
**Min Divisible SF:** 1,558 SF

**SQUARE FOOT INFO:**

**Building Total:** 84,386 SF  
**Total Available:** 25,450 SF  
**Direct Lease:** 25,450 SF  
**Sublease:** 0 SF  
**Office:** 25,450 SF  
**Retail:** 25,450 SF  
**Min Divisible:** 1,558 SF  
**Max Contiguous:** 14,400 SF

**LAND MEASUREMENTS:**

**Acres:** 5.00  
**Frontage:**  
**Depth:**

**PROPERTY INFORMATION:**

<b>Parcel No:</b>	08-07.0-417-001/010/012.013	<b>TIF:</b>	No	<b>Parking:</b>	400.00
<b>County:</b>	St. Clair	<b>Enterprise Zone:</b>	No	<b>Surface Type:</b>	Asphalt
<b>Zoning:</b>	C-2 Heavy Commercial	<b>Survey:</b>	No	<b>Traffic Count:</b>	17,500(NBW), 11,400(WM)
<b>Zoning By:</b>	Belleville	<b>Environmental:</b>	No	<b>Property Tax:</b>	
<b>Complex:</b>	Bellevue Park Plaza	<b>Archaeological:</b>	No	<b>Tax Year:</b>	
<b>Prior Use:</b>					



**STRUCTURAL DATA:**

<b>Year Built:</b>	1960	<b>Clearance Min:</b>		<b>Exterior:</b>	Concrete
<b>Rehab Year:</b>		<b>Clearance Max:</b>		<b>Bay Spacing:</b>	
<b>Floors:</b>	1	<b>Floor Drains:</b>		<b>Sprinklers:</b>	
<b>Class:</b>					

**Listing Broker(s)**

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