

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

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

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

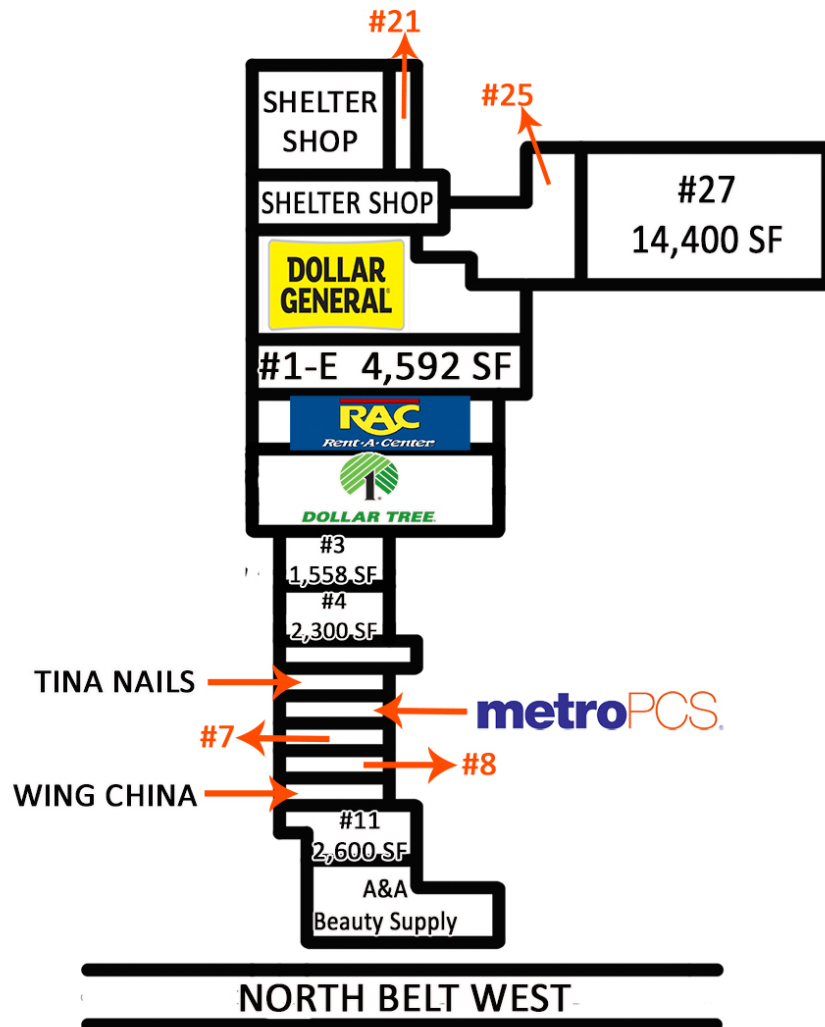
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



Bellevue Park Plaza

Lease Spaces 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**
- **Space 7&8 (2,508 SF)- \$10.00/SF**
- **Space 21 (2,449 SF) - \$8.25/SF**
- **Space 25 (6,500 SF) - \$8.25/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:

\$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:

39,415 SF

Min Divisible SF:

1,558 SF

SQUARE FOOT INFO:

Building Total:

84,386 SF

Total Available:

39,415 SF

Direct Lease:

39,415 SF

Sublease:

0 SF

Office:

39,415 SF

Retail:

39,415 SF

Min Divisible:

1,558 SF

Max Contiguous:

14,400 SF

LAND MEASUREMENTS:

Acres:

5.00

Frontage:

Depth:

PROPERTY INFORMATION:

Parcel No:

08-07.0-417-001/010/012.013

TIF:

No

Parking:

400.00

County:

St. Clair

Enterprise Zone:

No

Surface Type:

Asphalt

Zoning:

C-2 Heavy Commercial

Survey:

No

Traffic Count:

17,500(NBW),
11,400(WM)

Zoning By:

Belleville

Environmental:

No

Property Tax:

Complex:

Bellevue Park Plaza

Archaeological:

No

Tax Year:

Prior Use:

STRUCTURAL DATA:

Year Built:

1960

Clearance Min:

Exterior:

Concrete

Rehab Year:

Clearance Max:

Bay Spacing:

Floors:

1

Floor Drains:

Sprinklers:

Class:

Listing Broker(s)

Matt Barriger

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