

Retail Space for Lease



- 2,800 SF Space for Lease
- Shadow Anchored by Walmart Supercenter
- Located along IL Route 3 with 20,000+ ADT
- Join Hibbett Sports, Verizon, Apex Physical Therapy, Miracle Ear and World Financial

Lease Rate: \$16.00 per SF, NNN

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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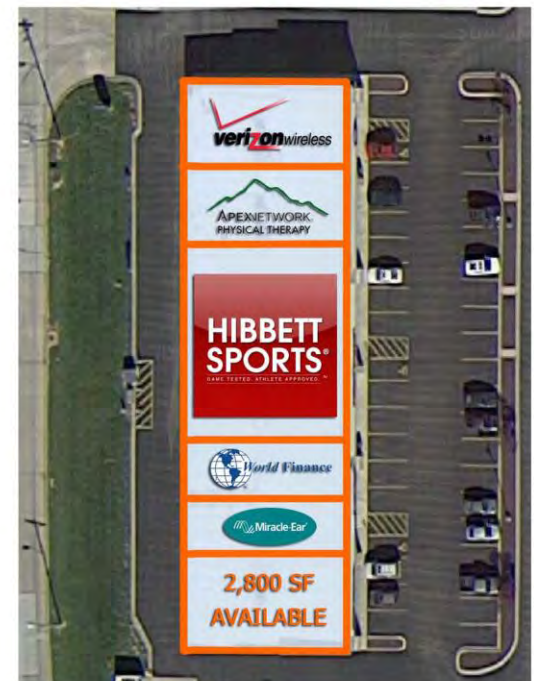
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Demographics

	3 Mile	5 Mile
Population	11,347	15,959
HH Income	\$73,213	\$77,666

MARKET STREET PLAZA



SUITE	TENANT	SF
907	AVAILABLE	2,800
911	MIRACLE EAR	1,050
913	WORLD FINANCE	1,400
915	HIBBETT SPORTS	4,550
917	APEX PHYSICAL THERAPY	2,662
919	VERIZON WIRELESS	2,238

Listing No: 2047

Retail **Total SF Available:** 2,800 SF
Min Divisible SF: 2,800 SF

Market Street Plaza
 905 North Illinois Route 3
 Waterloo, IL 62298

SALE INFORMATION:

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

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$16.00
Lease Type: NNN
Net Charges: \$5.26
CAM Charges:
Lease Term:

Leasing Comments:

TI Allowance negotiable

SQUARE FOOT INFO:

Building Total: 14,700 SF
Total Available: 2,800 SF
Direct Lease: 2,800 SF
Sublease: 0 SF
Office: 2,800 SF
Retail: 2,800 SF
Min Divisible: 2,800 SF
Max Contiguous: 2,800 SF

LAND MEASUREMENTS:

Acres: 1.67
Frontage:
Depth:

PROPERTY INFORMATION:

Parcel No: 07-13-401-007-000	TIF: No	Parking: 76 spaces
County: Monroe	Enterprise Zone: No	Surface Type: Asphalt
Zoning: B-2	Survey: No	Traffic Count: 20,400
Zoning By: Waterloo	Environmental: No	Property Tax: \$42,823.00
Complex: Market Street Plaza	Archaeological: No	Tax Year: 2017
Prior Use:		



Comments

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STRUCTURAL DATA:

Year Built: 2004	Clearance Min:	Exterior: Stucco
Rehab Year:	Clearance Max:	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class: B		

Listing Broker(s)

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