

MARKET STREET PLAZA RETAIL SPACE FOR LEASE



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Collin Fischer - CCIM
C: 618.420.2376
CollinF@barbermurphy.com





Property Summary

1,400 – 5,950 SF for Lease

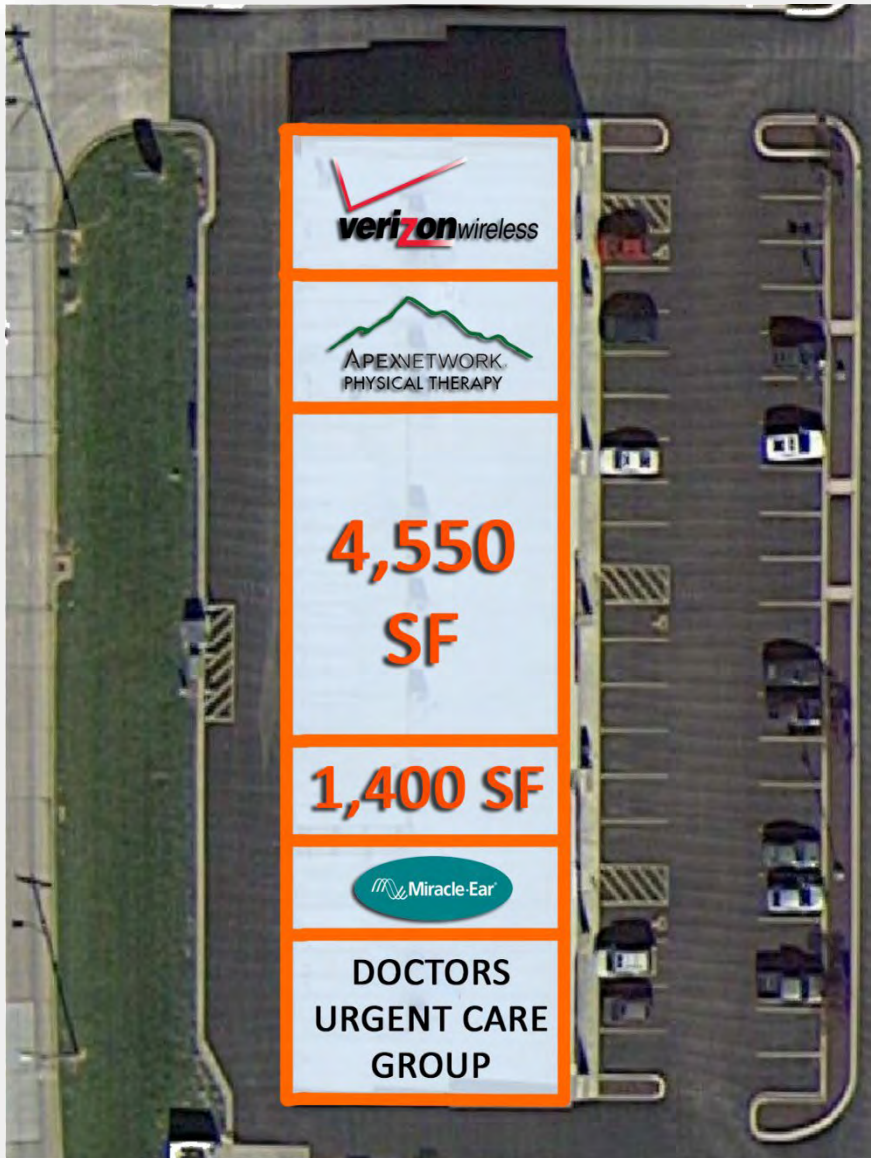
Shadow Anchored by Walmart Supercenter

Located along IL Route 3 with 20,000+ ADT

Join Best Urgent Care, Verizon, Apex Physical Therapy
and Miracle Ear

LEASE RATE: \$18.00/SF, NNN

SPACE LAYOUT & AVAILABILITY



SUITE	TENANT	SF
907	Doctors Urgent Care Group	2,800
911	Miracle Ear	1,050
913	AVAILABLE	1,400
915	AVAILABLE	4,550
917	Apex Physical Therapy	2,662
919	Verizon Wireless	2,238

DEMOGRAPHICS

1 Mile	3 Miles	5 Miles
Population 1,647	Population 11,518	Population 16,131
HH Income \$64,332	HH Income \$70,998	HH Income \$75,018

AREA MAP



Listing No: 2047

Retail

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: \$18.00
Lease Type: NNN
Net Charges: \$5.73
CAM Charges:
Lease Term:

Leasing Comments:

TI Allowance negotiable

Comments

Market Street Plaza Retail Center. Shadow Anchored by Walmart Supercenter. Located on IL Route 3 with 20,000+ ADT.

Total SF Available: 5,950 SF
Min Divisible SF: 1,400 SF

SQUARE FOOT INFO:

Building Total: 14,700 SF
Total Available: 5,950 SF
Direct Lease: 5,950 SF
Sublease: 0 SF
Office: 5,950 SF
Retail: 5,950 SF
Min Divisible: 1,400 SF
Max Contiguous: 5,950 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: 20,000
Zoning By: Waterloo	Environmental: No	Property Tax: \$42,230.00
Complex: Market Street Plaza	Archaeological: No	Tax Year: 2020
Prior Use:		



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)

Collin Fischer CCIM
Office: (618) 277-4400
collinf@barbermurphy.com
Cell: (618) 420-2376