

For Lease 2,400 SF Office / Retail



**117 Glen Crossing Road
Glen Carbon, Illinois 62034**

- ◆ Build to Suit Space, Divisible to 1,200 SF
- ◆ Located in A TIF District
- ◆ Attractive Exterior
- ◆ Join Tenants: Chick Peas, Miss Bailey's Poppy Patch, & Sweeties Confections.
- ◆ Lease: \$15.50 per SF, NNN



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1173 Fortune Blvd., Shiloh, IL 62269 Office (618) 277-4400 Fax (618) 277-4407
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Individual Memberships



Cathy Hamilton

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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.

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Retail 7,638 SF

Miner Square
117 Glen Crossing Road
Glen Carbon, IL 62034

SALE INFORMATION

For Sale: No

Sale Price:

Sale Price/SF:

CAP Rate:

LEASE INFORMATION

For Lease: Yes

Lease Rate: \$15.50

Lease Type: NNN

Net Charges:

CAM Charges:

Term:



SQUARE FEET AVAILABLE

Building Total: 7,638 SF

Total Available: 2,400 SF

Direct Lease: 2,400 SF

Sublease: 0 SF

Office: 2,400 SF

Retail: 2,400 SF

Max Contiguous: 2,400 SF

Min Divisible: 1,200 SF

Leasing Comments:

PROPERTY INFORMATION

File No: 606-1

Parcel No: 14-2-15-34-10-101-011.001

Complex: Miner's Square

County: Madison

Zoning: CM-Main St Comm

Zoning By: Village of Glen Carbo **Acres:**

Frontage: 357 FT **Depth:** 168 FT

Year Built: 2005 **Rehab Year:**

Class: A **Floors:** 1

Sprinklers: **Ceiling Height:**

Parking: 43 **Traffic Count:** 3,250 ADT

Property Tax: \$15,313 **Tax Year:** 2009

TIF: Yes **Enterprise Zone:** NA

Comments

1,200-2,400 Sq. Ft. of Build to Suit Retail/Office Space. Located at Intersection of Glen Crossing Road and Main St. Located in TIF District. Main Street Improvements Include Landscaping, Planters and Decorative Lighting. Other Building Tenants Include: Chick Peas, Miss Bailey's Poppy Patch and Sweeties Confections. Numerous Community and Special Events at Building Including Green Market and Trolley Tours.

Listing Broker(s)

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