

RETAIL/MEDICAL/OFFICE SPACE FOR LEASE

4500 N. Illinois Street, Swansea IL 62226



9,728 RSF - \$11.75/SF, NNN

PROPERTY OVERVIEW

- Highly visible location on Highway 159, just south of Frank Scott Parkway
- Pylon Signage
- Free Standing Building is 76' wide and 128' deep
- Centrally located between Fairview Heights and Belleville
- Ample parking with existing cross-access to neighboring property
- Prior use as a retail store, potential medical repurpose
- VPD - 20,600 North Illinois (HWY 159) & 18,600 Frank Scott Parkway
- Tall Ceilings: 11'9" to Drop Ceiling and 12'9" to Roof Trusses
- 48 Parks, 5/1000
- 2022 Real Estate Taxes \$24,994.32

FOR INFO, CONTACT:

David Wittenauer | Managing Broker
david@wittenauerproperties.com
Office: 618-632-5850
Mobile: 618-719-1197



1177 N. Green Mount Rd, Suite 201, O'Fallon, IL 62269
Office: 618.632.5850 | Fax: 618.632.3270
Email: info@wittenauerproperties.com
www.wittenauerproperties.com

RETAIL/MEDICAL/OFFICE SPACE FOR LEASE

4500 N. Illinois Street, Swansea IL 62226



RETAIL/MEDICAL/OFFICE SPACE FOR LEASE

4500 N. Illinois Street, Swansea IL 62226

