

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
- North Illinois (HWY 159) 20,600 VPD
- Frank Scott Parkway - 18,600 VPD
- 48 Parks, 5/1000

FOR INFO, CONTACT:

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WP | **WITTENAUER**
PROPERTIES

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