

# FOR LEASE

4608-4660 N. Illinois St.,  
Fairview Heights, IL  
62208



## WINCHESTER PLAZA - OFFICE/RETAIL SPACES FOR LEASE

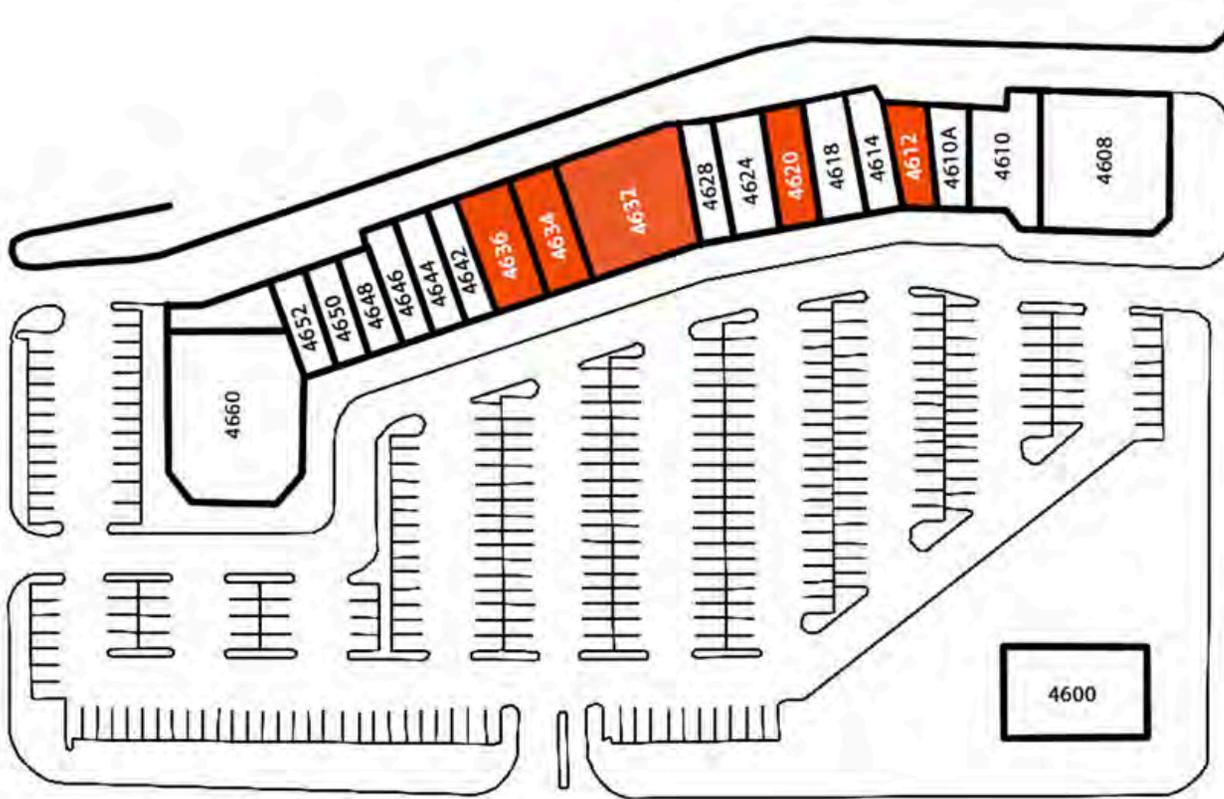
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# SPACE AVAILABILITY

4608-4660 N. Illinois St., Fairview Heights, IL 62208

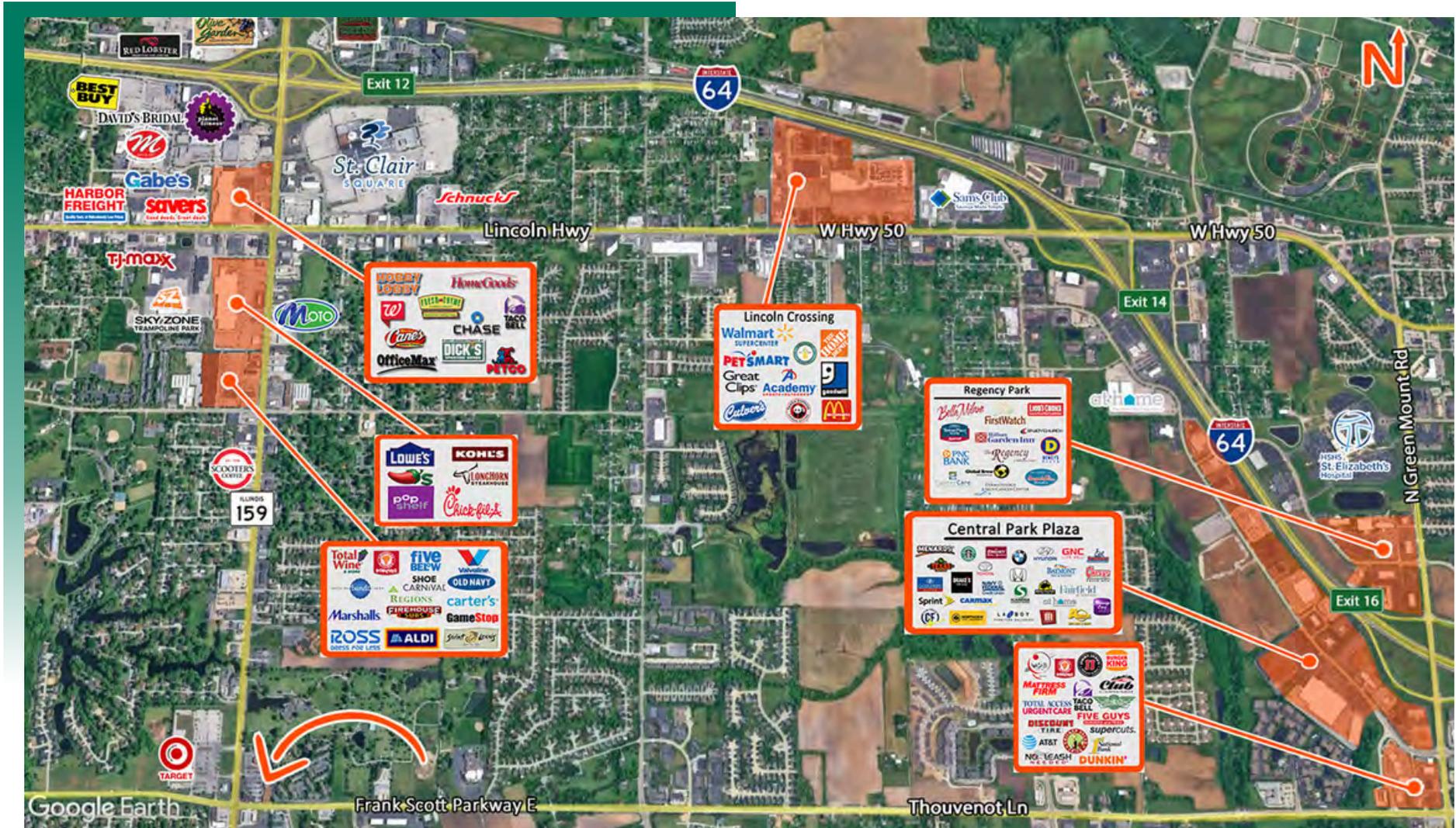


SUITE	TENANT	SF
4608	Bandana's	6,150
4610	Hair Saloon for Men	1,750
4610A	618 Business & Event Center	960
<b>4612</b>	<b>AVAILABLE</b>	<b>1,400</b>
4614	Olde World Jewelers	1,610
4618	La Jerezana Mex. Market	1,960
<b>4620</b>	<b>AVAILABLE</b>	<b>1,400</b>
4628	Joe's Pizza & Pasta	5,040
<b>4632</b>	<b>AVAILABLE</b>	<b>4,692</b>
<b>4634</b>	<b>AVAILABLE</b>	<b>1,960</b>
<b>4636</b>	<b>AVAILABLE</b>	<b>2,240</b>
4642	Freeway Insurance	1,400
4644	uBreakiFix	1,400
4646	People Ready	1,400
4648	Air Force Reserve Career Center	1,200
4650	Sharp Nails Palace	1,200
4652	Ruby's	1,200
4660	Zapata's	7,836

\*Not to scale

# AREA MAP

4608-4660 N. Illinois St., Fairview Heights, IL 62208



## LOCATION OVERVIEW

Located on the corner of N Illinois St and Frank Scott Parkway. Approximately three (3) miles South of I-64 (Exit 12).

# SHOWCASE OF EXISTING TENANTS

4608-4660 N. Illinois St., Fairview Heights, IL 62208

ZAPATA'S



JOE'S PIZZA & PASTA



BANDANA'S BAR-B-Q

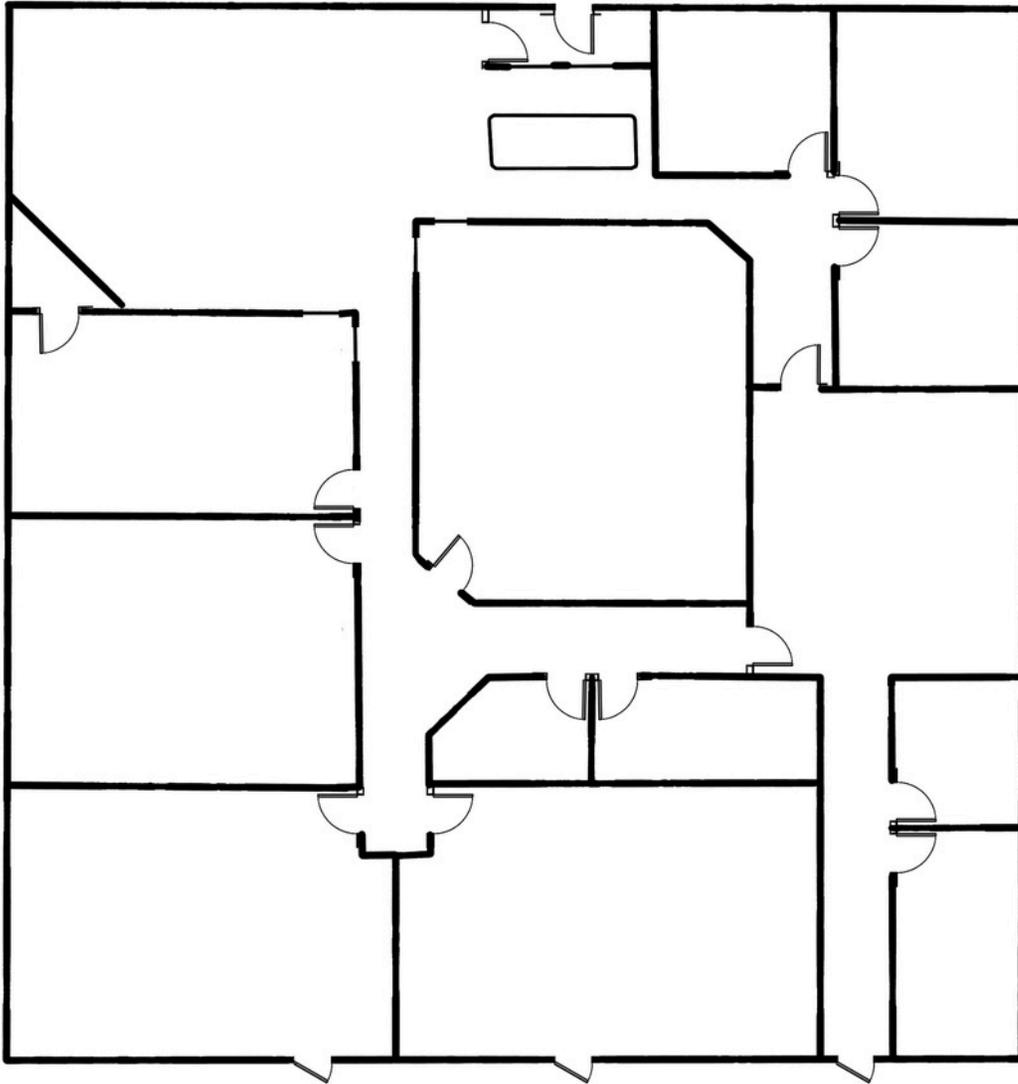


FREEWAY INSURANCE



## FLOOR PLAN - SUITE 4632

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### 4,692 SF Office Suite

Former testing / training center

Five (5) over-sized rooms

Three (3) private offices

Reception

Waiting room

Men's and women's restroom

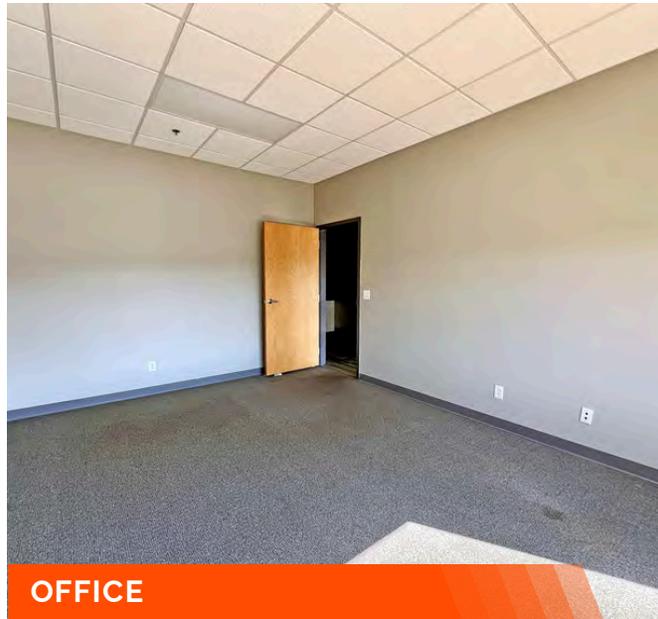
Kitchenette break room

Neighboring 4,200 SF suite available for a  
combined 8,892 SF

\*Not to scale

# PROPERTY PHOTOS - SUITE 4632

4608-4660 N. Illinois St., Fairview Heights, IL 62208



# PROPERTY PHOTOS

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MARQUEE SIGNAGE

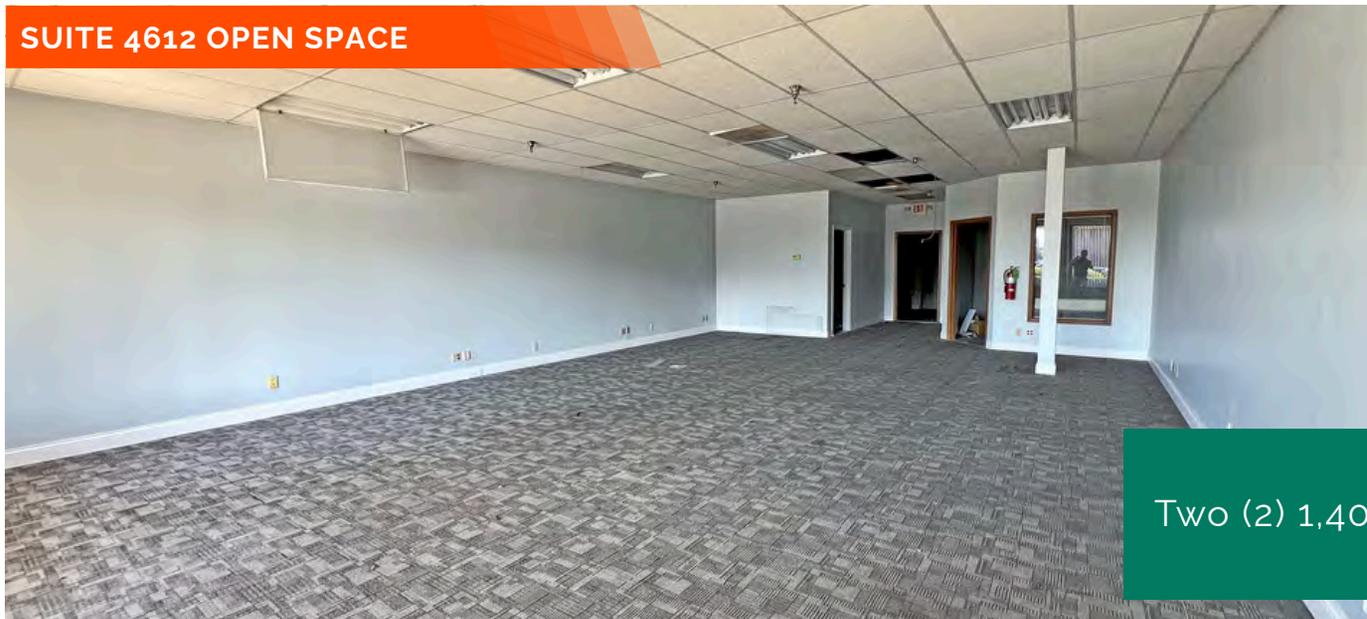


4 CORNERS AERIAL



Well-established office / retail shopping center located at the signalized corner of N Illinois Street (IL-159) and Frank Scott Parkway - two of the four main thoroughfares for this region.

SUITE 4612 OPEN SPACE



Two (2) 1,400 SF office/retail suites available

# OFFICE/RETAIL PROPERTY SUMMARY

4608-4660 N. ILLINOIS ST

**LISTING #** 3147

## LOCATION DETAILS:

Parcel # 03-34.0-300-041  
County: IL - St. Clair  
Zoning: B-3

## PROPERTY OVERVIEW:

Building SF: 44,588  
Vacant SF: 7,492  
Usable Sqft: 11,692  
Min Divisible SF: 1,400  
Max Contig SF: 8,892  
Office SF: 11,692  
Retail SF: 11,692  
Signage: Marquee,Building,Pylon  
Lot Size: 5.50 Acres  
Frontage: 670  
Depth: 360  
Parking Spaces: 271  
Parking Surface Type: Asphalt

## STRUCTURAL DATA:

Year Built: 1987  
Renovated: 2007  
Ceilings: 10' - 15'



## LEASE INFORMATION:

Lease Rate: \$14.50 - \$16.00  
Lease Type: NNN  
NNN Expenses: \$4.96

## FINANCIAL INFORMATION:

Taxes: \$117,660.72  
Tax Year: 2024

## DEMOGRAPHICS:

Traffic Count: 41,000 Combined

## Property Description

Well-established office / retail shopping center located at the signalized corner of N Illinois Street (IL-159) and Frank Scott Parkway - two of the four main thoroughfares for this region.

Two (2) 1,400 SF office/retail suites available.

One (1) 4,692 SF office suite available - former testing/training center. Five (5) oversized rooms, three (3) private offices, reception, waiting room, men's and women's restrooms and a kitchenette/break room.

The neighboring 4,200 SF suite (consisting of a large training room, oversized conference room, private office and kitchenette) is also available for a combined 8,892 SF.

Existing Tenants: Bandana's BBQ, Zapata's Mexican Restaurant, Joe's Pizza, La Jerezana Mexican Market, Olde World Jewelers, People Ready, Freeway Insurance, Ubreakifix, Hair Salon, Ruby's, 618 Business and Event Center, and Sharp Nails Palace. Excellent location for a small retail sales establishment or small to large office. Tenant improvements are negotiable.