

FOR LEASE

1040 West Main St.,
Mascoutah, IL 62258



3,600+ SF OFFICE/RETAIL SPACE AVAILABLE

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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.

AREA MAP

1040 West Main St., Mascoutah, IL 62258



LOCATION OVERVIEW

Located next to VP Racing Fuels and Lonnie's Tire and Auto Inc., the space sees traffic counts of 6,250 cars per day. Mascoutah is a growing city in St. Clair County, Illinois, located approximately 30 minutes east of St. Louis. The city has strong ties to Scott Air Force Base, situated just 5 miles west, which serves as a major employer and economic driver for the region. With a population of around 8,500 residents, Mascoutah maintains a small-town atmosphere while benefiting from its strategic location near major transportation routes.

PROPERTY PHOTOS

1040 West Main St., Mascoutah, IL 62258

INTERIOR PHOTO



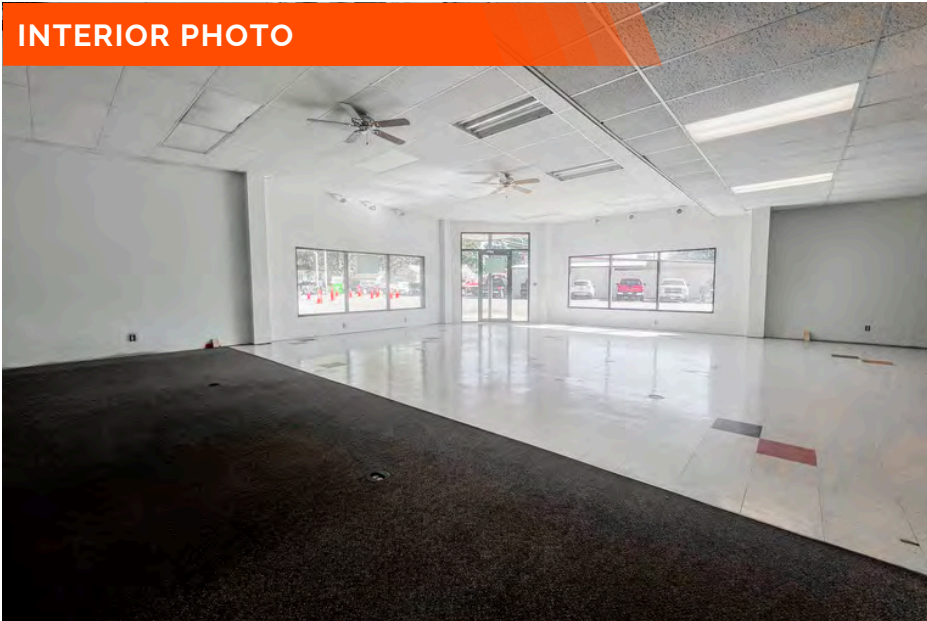
INTERIOR PHOTO



PROPERTY PHOTOS

1040 West Main St., Mascoutah, IL 62258

INTERIOR PHOTO



INTERIOR PHOTO



SIDE ACCESS DOOR



PROPERTY DESCRIPTION

Available office/retail space in Mascoutah's business district offers 3,605 SF of open floor plan space. The layout includes two bathrooms and a utility room, providing flexibility for retail, office, or service businesses. The space is accessible from the main entrance facing main street and a side entrance featuring double doors.

OFFICE/RETAIL PROPERTY SUMMARY

1040 W MAIN ST

LISTING # 2991

LOCATION DETAILS:

Parcel #: 10-31-0-111-035/36/43/44/45
County: IL - St. Clair
Zoning: Improved Commercial

PROPERTY OVERVIEW:

Building SF: 12,133
Vacant SF: 3,605
Usable Sqft: 3,605
Min Divisible SF: 3,605
Office SF: 3,605
Retail SF: 3,605
Lot Size: 1.13 Acres
Parking Spaces: 8
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1960
Yr Renovated: 2024
Ceilings: 10' - 15'
Construction Type: Brick, Mixed

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE/LEASE INFORMATION:

Lease Rate: \$8.00
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$9,617.72
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 6250

Property Description

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