

FOR
LEASE

101 Frey Ln, Suite A,
Fairview Heights, IL
62208



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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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.



2,200 SF Office/Retail Space



2,200 SF office/retail space available in a high-traffic area.

Current tenants include McCallister's Deli, a cell phone repair shop, and T-Mobile.

The location is conveniently situated across from St. Clair Square, Burger King, and numerous other retailers.

Most fixtures can remain in place.

PROPERTY HIGHLIGHTS



HIGH TRAFFIC AREA



I-64



STL AIRPORT
> 27 MILES

EXIT

EXIT 12

AREA MAP

101 Frey Lane, Suite A, Fairview Heights, IL 62207



LOCATION OVERVIEW

A prime retail space situated on Highway 50 in Fairview Heights, IL. This location is directly across the street from St. Clair Square. The lease rate is highly competitive.

101A FREY LANE

LISTING # 2577

LOCATION DETAILS:

Parcel # 12,200
County: IL - St. Clair
Zoning: PB - Fairview Heights

PROPERTY OVERVIEW:

Building SF: 12,200
Vacant SF: 2,200
Min Divisible SF: 2,200
Max Contig SF: 2,200
Office SF: 2,200
Retail SF: 2,200
Signage: Yes
Parking Spaces: Shared lot
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1996
Renovated: 2021
Ceilings: 10'
Construction Type: Brick

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LEASE INFORMATION:

Lease Rate: \$11.00 / SF
Lease Type: NNN
CAM: \$3.00

DEMOGRAPHICS:

Traffic Count: 18,600

PROPERTY DESCRIPTION:

2,200 SF office/retail space situated in a high-traffic location. Current tenants include McCallister's Deli, Cell Phone repair and T-Mobile. Located across from St. Clair Square, Burger King, and many other retailers. Most fixtures can stay.