

FOR LEASE

RETAIL AND OFFICE SPACE

**715 LAKEPOINTE
CENTRE DR.
O'FALLON, IL 62269**

- 6 SUITES AVAILABLE;
INCLUDING END CAP SUITE.
- EACH UNIT 1,200' WITH
RESTROOM.
- LEASE RATES START AT
\$14.00 TO \$15.00, TRIPLE
NET.

BROKERS :
KEVIN BECK 618-550-8762
JEFF FRANKE 618-792-9693



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Lease Information

Lease Rate: Starting at \$14.00-\$15.00

Lease Type: Triple Net

Lease Terms: 3-5 Years

Available Units: 6; Including End Cap Suite



Located directly off Highway 50, only 1 mile from 64. Near Joe's Market Basket and McKendree Metro Rec Plex

Structual Infomation

Year Built: 2003

Clearance Min: 8'

Clearance Max: 12'

Exterior: Brick/ Block

Floors: 1

Signage: Yes

Square Foot Information

Building Total: 15,600 SF

Office: 1,200 SF

Retail: 1,200 SF

Min Divisible: 1,200 SF

Max Contiguous: 4,800 SF



KUNKEL
COMMERCIAL
GROUP

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Demographic Information

- Median Household Income in 3 Mile Radius is \$92,130-including over 3000 Families
- Daily Traffic Count is 10,130 vehicles a day on East Highway 50
- Highway 50 is the Main Business corridor through O'Fallon and Fairview Heights
- Lakepointe is situated only 1 mile from I-64 (Exit 19) and has quick access to Scott Air Force Base and St. Louis

Neighboring Businesses



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Property Information

Percel No: 04-33.0-201-001

County: St. Clair

Zoning: B-1

Prior Use: Office/Retail

Complex: Lakepointe Centre

Parking: 62

Traffic Count: 10,300

TIF: No

Enterprise Zone: No

Foreign Trade Zone: No



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