

1,250 SF for Lease in Vandalia Commons

Mattes Ave., Vandalia, IL 62471



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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.

Property Summary

Vandalia Commons – 1,250 SF – Last Bay Available.
Center is located directly off of I-70 and on a Walmart out pad. Strip center has a mix of national and regional tenants. The space is currently a nail salon. Other tenants include Dollar Tree, DaVita, Rent a Center, World Finance and many others. The center is in close proximity to Denny, RP Lumber, Ramada Inn, Holiday inn Express, Taco Bell, KFC, McDonalds, Subway, Burger King, Wendy's and more.

LEASE RATE: \$13.50 Modified Gross

AREA MAP



Listing No: 1812

Retail
Vandalia Commons
 343 Mattes Avenue
 Vandalia, IL 62471

SALE INFORMATION:
For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:
LEASE INFORMATION:
For Lease: Yes
Lease Rate: \$13.50
Lease Type: Modified Gross
Net Charges:
CAM Charges: \$5.30
Lease Term:
Leasing Comments:

1,250 SF for Lease - Last Bay Available.

Total SF Available: 2,450 SF
Min Divisible SF: 1,250 SF

SQUARE FOOT INFO:
Building Total: 34,400 SF
Total Available: 2,450 SF
Direct Lease: 1,200 SF
Sublease: 0 SF
Office: 1,250 SF
Retail: 1,250 SF
Min Divisible: 1,250 SF
Max Contiguous: 1,250 SF

LAND MEASUREMENTS:
Acres:
Frontage: 494 FT
Depth: 266 FT

PROPERTY INFORMATION:

Parcel No:	18-14-18-100-005	TIF:	No	Parking:	Common
County:	Fayette	Enterprise Zone:	No	Surface Type:	Concrete
Zoning:	C-1	Survey:	No	Traffic Count:	N/A
Zoning By:	Vandalia	Environmental:	No	Property Tax:	
Complex:		Archaeological:	No	Tax Year:	
Prior Use:					


Comments

Vandalia Commons-c1250 sq Vandalia Commons- Located directly off of I-70 and on a Walmart outpad. 1250 sq feet in a strip center with a mix of national and regional tenants. Well positioned at the onramp offramp of I-70. The space is currently a nail salon. Other tenant include Dollar Tree, DaVita, Rent a center, world Finance and may others. The center is in close proximity to Denny, RP Lumber, Ramada Inn, Holiday inn Express, Taco Bell, KFC, McDonalds, Subway, Burger King, Wendy's and more. Last bay available

STRUCTURAL DATA:

Year Built:	Clearance Min:	10'	Exterior:	Concrete Block
Rehab Year:	Clearance Max:	10'	Bay Spacing:	
Floors:	1	Floor Drains:	Sprinklers:	
Class:				

Listing Broker(s)

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