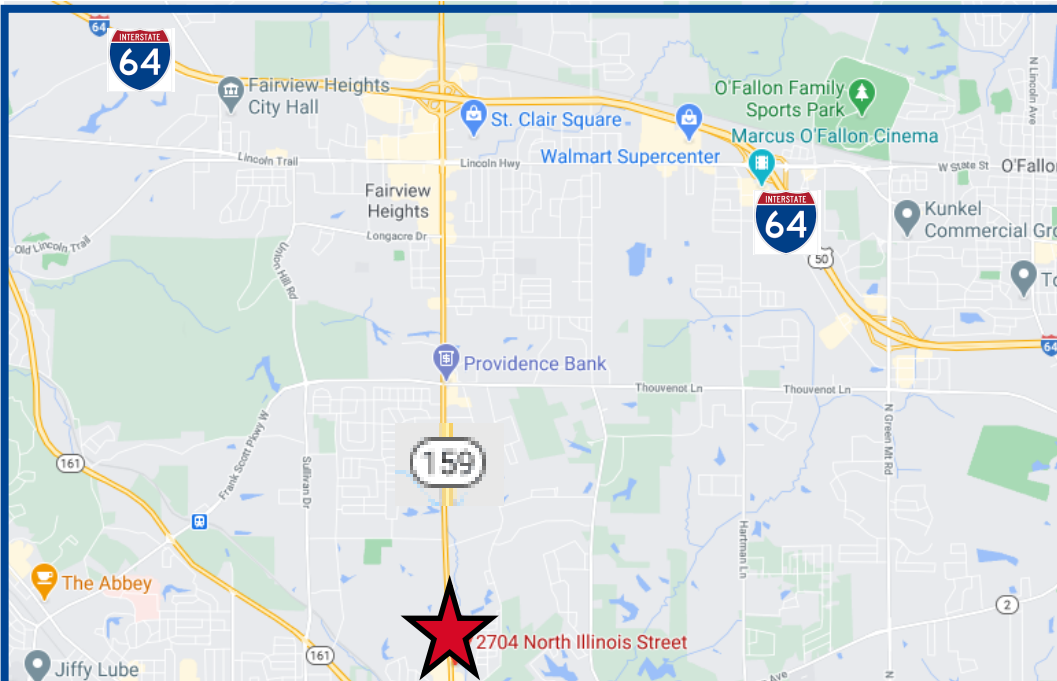


**FOR LEASE**

## 1,200 SF Office/Retail Space

2704 N. Illinois Street (IL Rte. 159), Suite 104, Swansea, IL 62226



- ❑ 1,200 SF Office/Retail Space
- ❑ MOST RECENT USE: BARBER SHOP
- ❑ Excellent visibility: Fronts North Illinois (IL Rte. 159)
- ❑ Signage available on Building
- ❑ Lighted 4-Way Intersection
- ❑ 18,000 Vehicles per Day
- ❑ Located directly across from Schnucks Plaza in Swansea
- ❑ Excellent space for title company, professional office, barber shop, hair salon, etc.
- ❑ Zoning: PB (Planned Business) Swansea
- ❑ Water and Sewer is included in monthly rent

**Lease Rate: \$1,800 per Month (Modified Gross)**

Linda Miller, Broker  
618.444.3888

LindaM.remaxcommercial@gmail.com

1668 Windham Way  
O'Fallon, IL 62269  
PreferredCommercialRE.org

**FOR LEASE**

# 1,200 SF Office/Retail Space

2704 N. Illinois Street (IL Rte. 159), Suite 104, Swansea, IL 62226

## LOCATION INFORMATION

Building Name	Reiniger Jewelers
Street Address	2704 N. Illinois Street, Suite 104
City, State, Zip	Swansea, IL 62226
County	St. Clair County
Market	St. Louis / Metro-East
Side of Street	East
Nearest Highway	Fronts IL Rte 159 (N. Illinois Street)

## PROPERTY DETAILS

Property Type	Retail / Office Space
Zoning	Planned Business / Fairview Heights
Parcel No.	08-10.0-301-014
Lot Frontage	70'
Lot Depth	Varies
Traffic Count	18,000 VPD
Traffic Count Street	Il Rte 159 (N. Illinois Street)
Taxes/Year	\$15,032.58 / 2022

## BUILDING INFORMATION

Building Size	4,345 SF
Year Built	1999
Last Renovated	Suite 104 renovaed in 2021 as Barber Shop
Square Ft. Available	1,200

## PARKING & TRANSPORTAION

Parking Type	Asphalt
# of Spaces	17
Parking Description	Contiguous Shared Parking



# Market Overview

The Village of Swansea is centrally located in the St. Louis Metropolitan East area with a quick 20 minute drive to downtown St. Louis via Interstate 64. The Village is in St. Clair County and is situated between Belleville, to our south, and Fairview Heights to our north. Scott Air Force Base is located to our east, which is the largest employer on the Illinois side of the Metropolitan area.

Swansea has an educated workforce, affordable and welcoming neighborhoods, quality local schools and quick access to area interstates. Swansea is a St. Louis Metrolink Red Line station in Swansea, Illinois. The station is situated between two major Illinois Highways, IL 159 and IL 161.

## Village of Swansea

- 2013 Population: 13,712
- Number of Households: 5294
- Median Household Income: \$65,620
- Median Home Value: \$166,900
- Per Capita Income: \$32,026
- Mean Travel Time to Work: 23.3 minutes
- Bachelor's Degree or Higher (persons age 25+): 34.6%

## St. Clair County

- 2013 Population: 266,955
- Number of Households: 102,885
- Median Household Income: \$50,578
- Median Home Value: \$123,700
- Per Capita Income: \$26,234
- Mean Travel Time to Work: 23.6 minutes
- Bachelor's Degree or Higher (persons 25+): 25.3%
- (Source: U.S Census Bureau)

## Area Labor Force

- Swansea: 11,013
- St. Clair County: 209,828
- St. Louis Metropolitan Area: 1,418,097



Linda Miller, Broker  
618.444.3888  
LindaM.remaxcommercial@gmail.com

1668 Windham Way  
O'Fallon, IL 62269  
PreferredCommercialRE.org