

FOR LEASE

4017 IL Route 159
Smithton, IL 62285

700 - 3,500 SF
FOR LEASE

Apex
Physical Therapy
& Fitness Center

BJC Medical Group

UP TO 3,500 SF MEDICAL OFFICE SPACE

BARBERMURPHY
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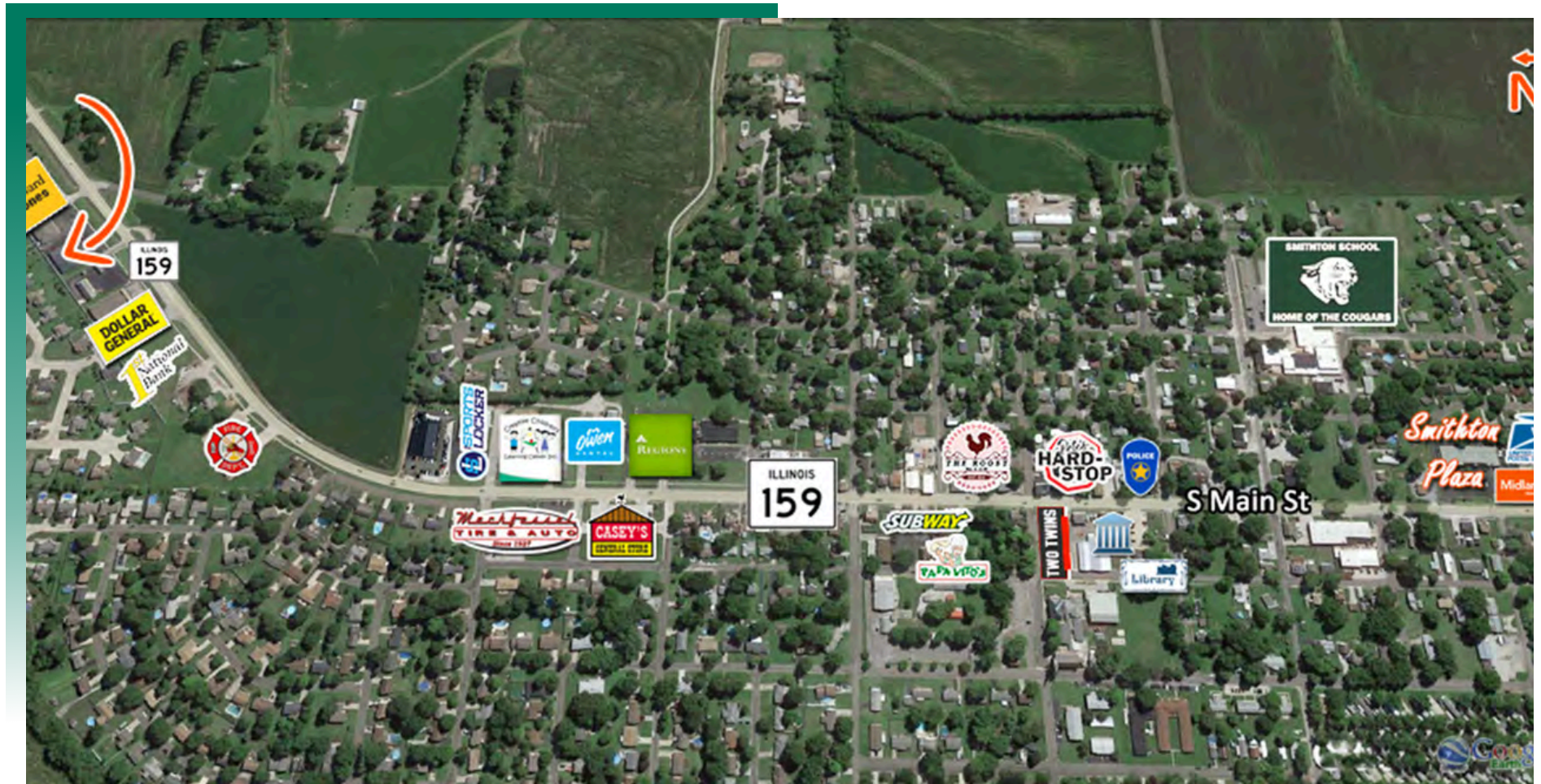
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

4017 IL Route 159, Smithton, IL

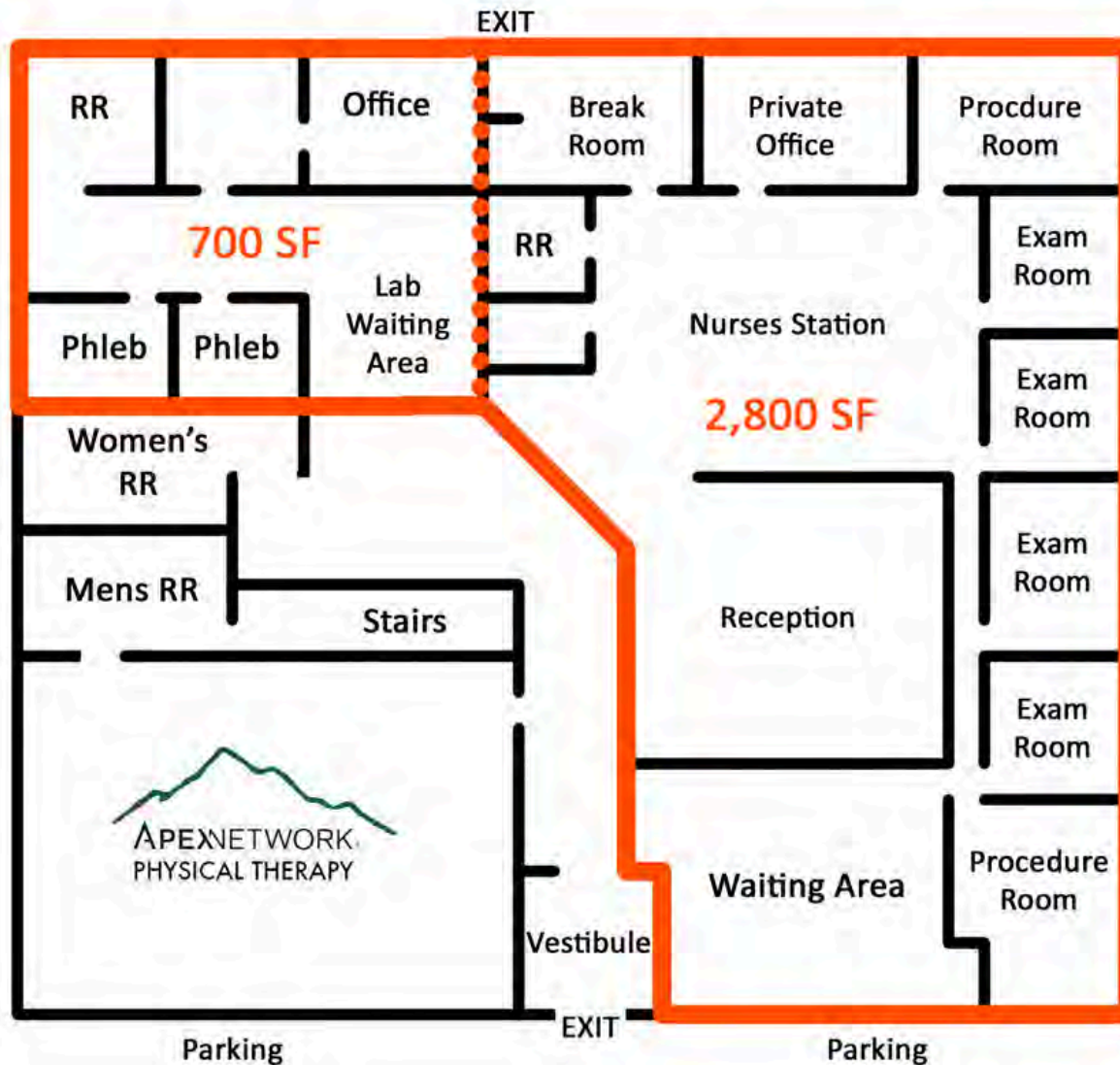


LOCATION OVERVIEW

Located on North/South thoroughfare of Illinois 159/Main St. Surrounded by retail, light industrial, residential and farm land.

FLOOR PLAN

4017 IL Route 159, Smithton, IL



700 SF available features Waiting Area, Reception Area, Private Office and Restroom, 2 Lab Rooms. Formally used as a medical lab space.

2,800 SF space available features a Waiting Area, Reception Area, Nurses Station, 4 Exam Rooms, 2 Procedure Rooms, Private Office, Break Room and Restroom

*Not to scale

PROPERTY PHOTOS

4017 IL Route 159, Smithton, IL

700 SF SPACE



VESTIBULE WAITING AREA



ENTRYWAY



SIGNAGE



OFFICE/RETAIL SUMMARY PAGE

4017 ILLINOIS ROUTE 159

LISTING # 2610

LOCATION DETAILS:

Parcel # 13-28.0-206-010
County: IL - St. Clair
Zoning: Commercial B-1 - Smithton

PROPERTY OVERVIEW:

Building SF: 6,804
Usable Sqft: 3,500
Min Divisible SF: 700
Max Contig SF: 3,500
Signage: Building and Monument
Lot Size: 0.82 Acres
Frontage: 178
Depth: 205
Parking Spaces: 40
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2006
Renovated: 2009
Building Class: B
Ceilings: 10'
Construction Type: Brick, Mixed



LEASE INFORMATION:

Lease Rate: \$18.50 / SF
Lease Type: NNN

FINANCIAL INFORMATION:

Taxes: \$25,013.56
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 9,600

PROPERTY DESCRIPTION:

700-3,500 SF for lease in a 7,410 SF Medical office building on State Highway 159. Will divide. Excellent space for a medical lab, legal, CPA, or tax office. New roof installed in 2024. Apex Physical therapy and Fitness Center occupies the remainder of the building.

40+ parking spaces, asphalt lot.

Contact broker for NNN charges