

# FOR SALE

1411 Camp Jackson Rd.  
Cahokia Heights, IL 62206



**3,575 SF RETAIL BUILDING**

**BARBERMURPHY**  
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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

1411 Camp Jackson Rd., Cahokia Heights



### LOCATION OVERVIEW

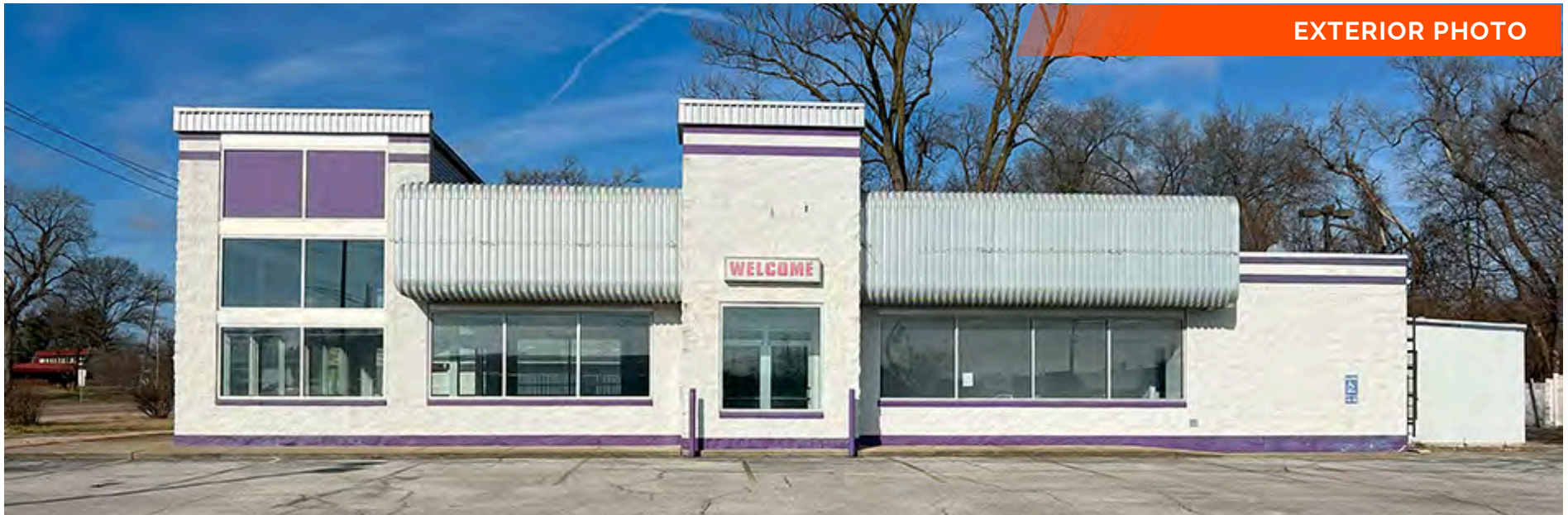
Located at 1411 Camp Jackson Road in Cahokia Heights IL, this retail property sits on a high-traffic corridor with 11,200 daily vehicles. The site features commercial zoning, multiple access points, and strong visibility in an area populated by complementary businesses including fast food, gas stations, and auto services. The property benefits from direct road frontage, adequate parking, and established commercial infrastructure along a major retail corridor.



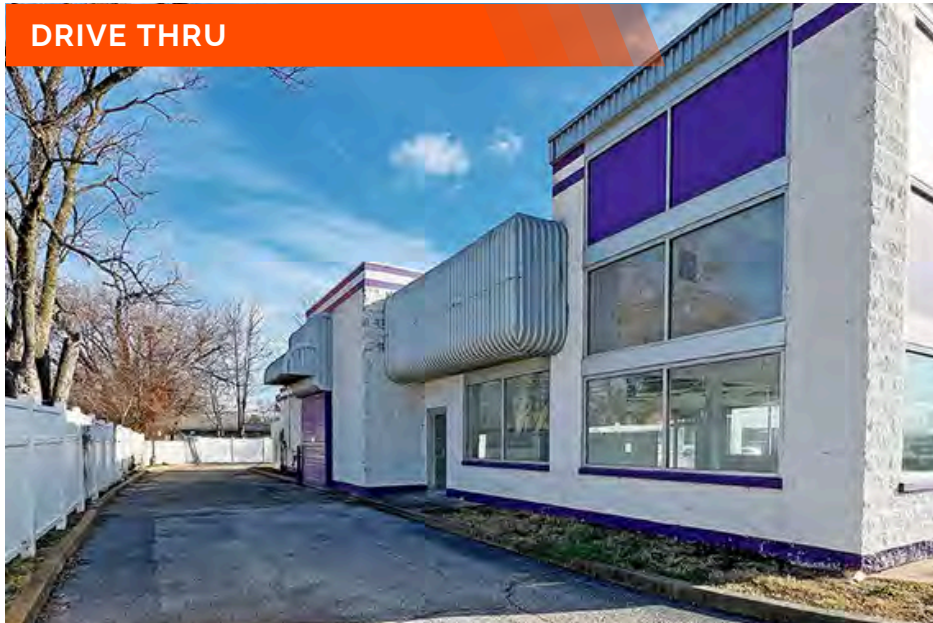
# PROPERTY PHOTOS

1411 Camp Jackson Rd., Cahokia Heights

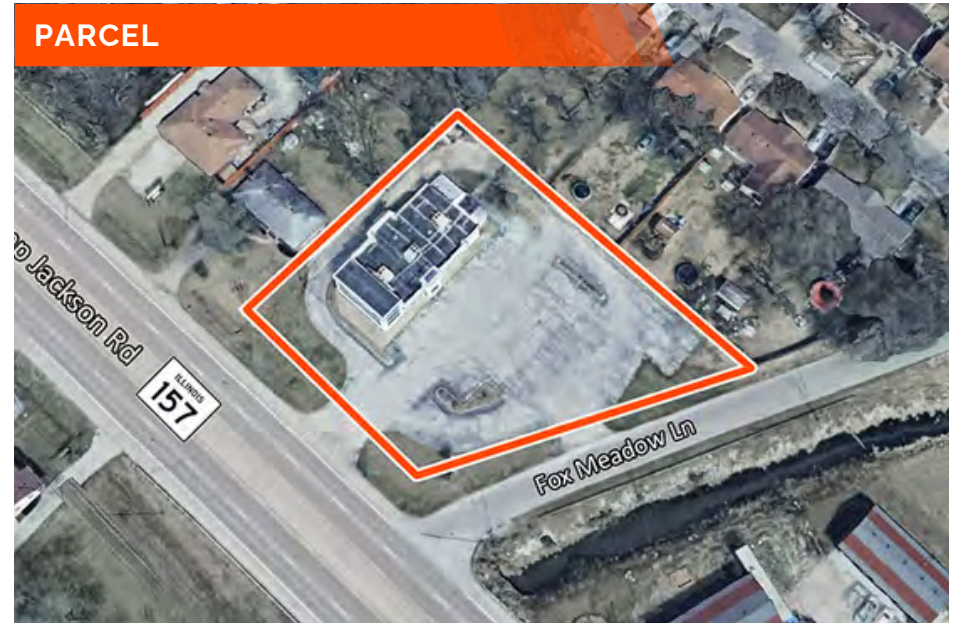
EXTERIOR PHOTO



DRIVE THRU



PARCEL





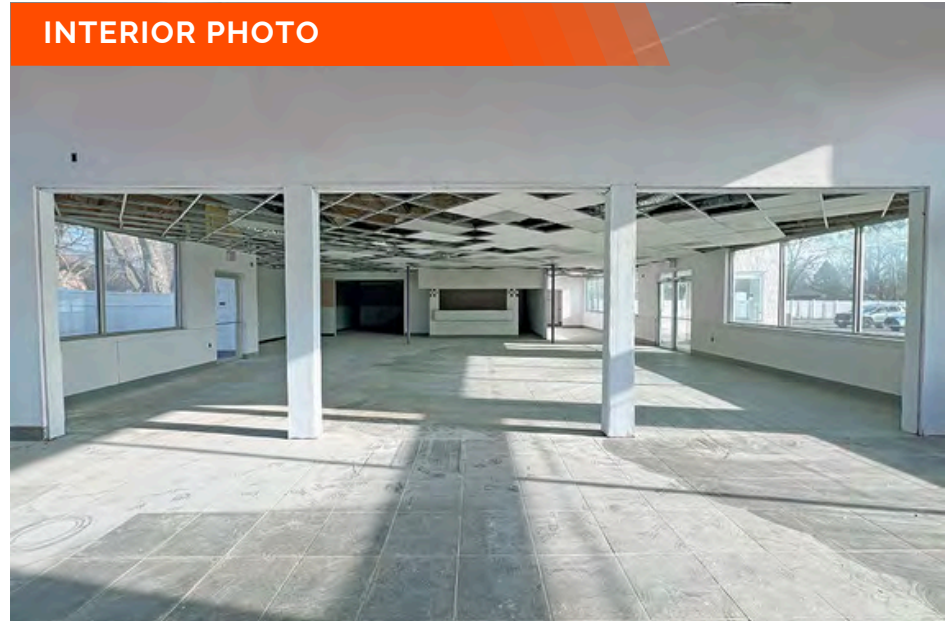
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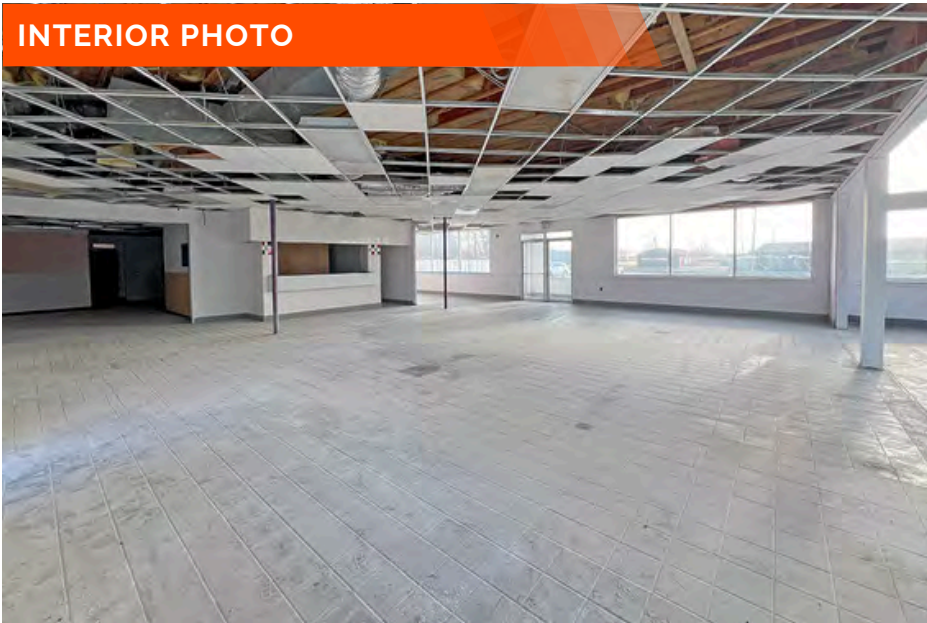
INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



## OFFICE/RETAIL PROPERTY SUMMARY

1411 CAMP JACKSON RD

**LISTING #** 3019

### LOCATION DETAILS:

**Parcel #:** 06-11-0-213-013 & 06-11-0-213-027  
**County:** IL - St. Clair  
**Zoning:** Commercial

### PROPERTY OVERVIEW:

**Building SF:** 3,575  
**Min Divisible SF:** 3,575  
**Max Contig SF:** 3,575  
**Retail SF:** 3,575  
**Signage:** Monument  
**Lot Size:** 0.79 Acres  
**Frontage:** 162  
**Depth:** 175  
**Parking Spaces:** 42  
**Parking Surface Type:** Asphalt

### STRUCTURAL DATA:

**Year Built:** 2000  
**Ceilings:** 9'-12'  
**Construction Type:** Concrete Block

### TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** No



### SALE/LEASE INFORMATION:

**Sale Price:** \$189,000  
**Price / SF:** \$52.87

### FINANCIAL INFORMATION:

**Taxes:** \$19,507.32  
**Tax Year:** 2023

### DEMOGRAPHICS:

**Traffic Count:** 11,200

### PROPERTY DESCRIPTION:

3,575 SF retail building for sale. Building has a new roof, monument signage and 162' of frontage on Camp Jackson (IL Route 157). The interior has been freshly drywalled and painted. HVAC and electrical services need to be replaced/reconnected. The property is being sold "As Is".