

# FOR LEASE

**1,512 SF 1<sup>st</sup> Floor Retail Space**  
**O'FALLON CENTRE**  
**635 W. Hwy 50**  
**O'Fallon, IL 62269**

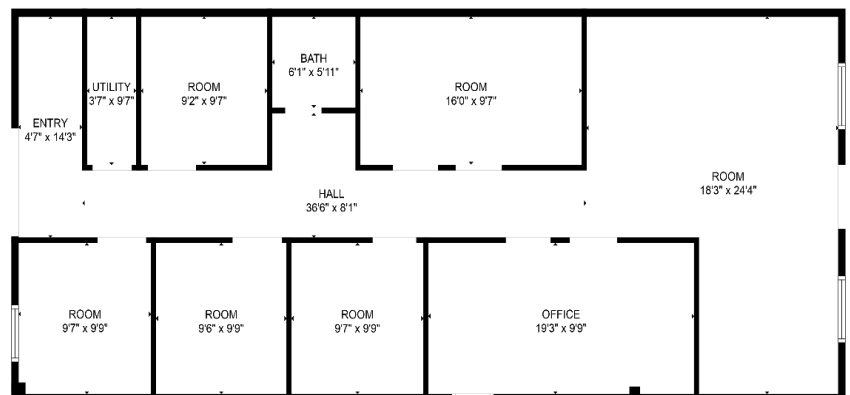
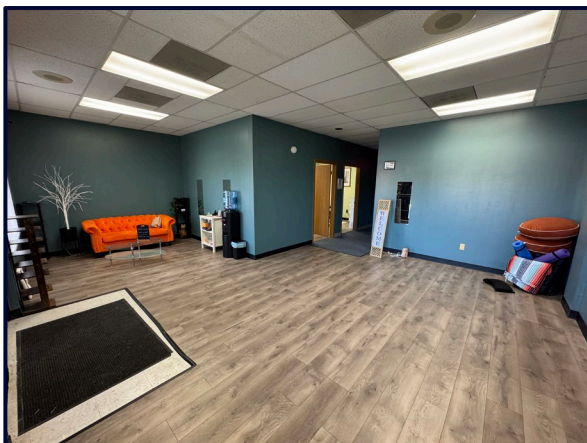
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- > Retail/Office strip center: O'FALLON CENTRE
- > 1,512 SF                      > (6) private Rooms
- > Monthly Rent = \$2,268 (\$18 PSF Modified Gross Lease)
- > Direct frontage on W Hwy 50
- > 12,900 Vehicles Passing Per Day
- > Across Street from Hot Box Cookies & Hi-Pointe Restaurant
- > Building is Adjacent to Walgreens



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