

OFFICE/RETAIL SUITES FOR LEASE / 600 - 9,000 CONTIGUOUS SF AVAILABLE



LAKE CHRISTINE CENTRE - 1600 LEBANON AVE., BELLEVILLE, IL 62221



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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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.

1600 Lebanon Ave., Belleville, IL 62221



LOCATION OVERVIEW

Strategically located just one block south of Old Collinsville Rd., the center benefits from high visibility and convenient access to major roadways.

EXTERIOR IMAGES

1600 Lebanon Ave., Belleville, IL 62221



LAKE CHRISTINE - TENANT ROSTER

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UNIT	TENANT	SF	LEASE RATE
101	AVAILABLE	600	\$17/SF Modified Gross
102	AVAILABLE	600	\$17/SF Modified Gross
103	State Farm Agent	960	
104	A.L. Jnidi, DDS	960	
105	AVAILABLE	960	\$12.50/SF Modified Gross
106	AVAILABLE	960	\$12.50/SF Modified Gross
107	AVAILABLE	960	\$12.50/SF Modified Gross
108	AVAILABLE	600	\$20/SF Modified Gross
109	Preferred Rentals Event Planning	600	
1620	AVAILABLE	7,000	\$12/SF Modified Gross
1630	AVAILABLE	1,200	\$12/SF Modified Gross
1632	Saigon Gaming	1,200	
1634	Sigon Vietnamese Restaurant	2,400	
1640	AVAILABLE	1,657	\$12/SF Modified Gross
1642	Hollywood Tan	2,374	
1646	Just Us Seasonings	1,070	
1648	Divine Providence Church	1,200	
1650/1652	The Kid Kave	3,144	
1670	AVAILABLE	9,065	\$12/SF Modified Gross
1680	Bliss Event MJ Long	3,703	

SUITE 1640 - 1,657 SF

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SUITE 1670 - 9,065 SF

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OFFICE/RETAIL PROPERTY SUMMARY

1600 LEBANON AVE, BELLEVILLE, IL 62221

LISTING # 3009

LOCATION DETAILS:

Parcel #: 08-14.0-105-023
County: IL - St. Clair
Zoning: C-2 Heavy Commercial

PROPERTY OVERVIEW:

Building SF: 41,213
Vacant SF: 23,602
Min Divisible SF: 600
Max Contig SF: 9,065
Office SF: 23,602
Retail SF: 23,602
Signage: Monument/Building
Lot Size: 6.07 Acres
Frontage: 435
Depth: Varies
Parking Spaces: 110
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1988
Yr Renovated: -
Building Class: -
Ceilings: 12'
Construction Type: -



SALE/LEASE INFORMATION:

Lease Rate: \$12.00 - \$20.00 / SF

Lease Type: Modified Gross

DEMOGRAPHICS:

Traffic Count: 12,400

Property Description

Office/Retail Suite available in Lake Christine Plaza. Spaces range from 600 to 9,000 SF. Water/Sewer/Trash included in monthly rent.



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