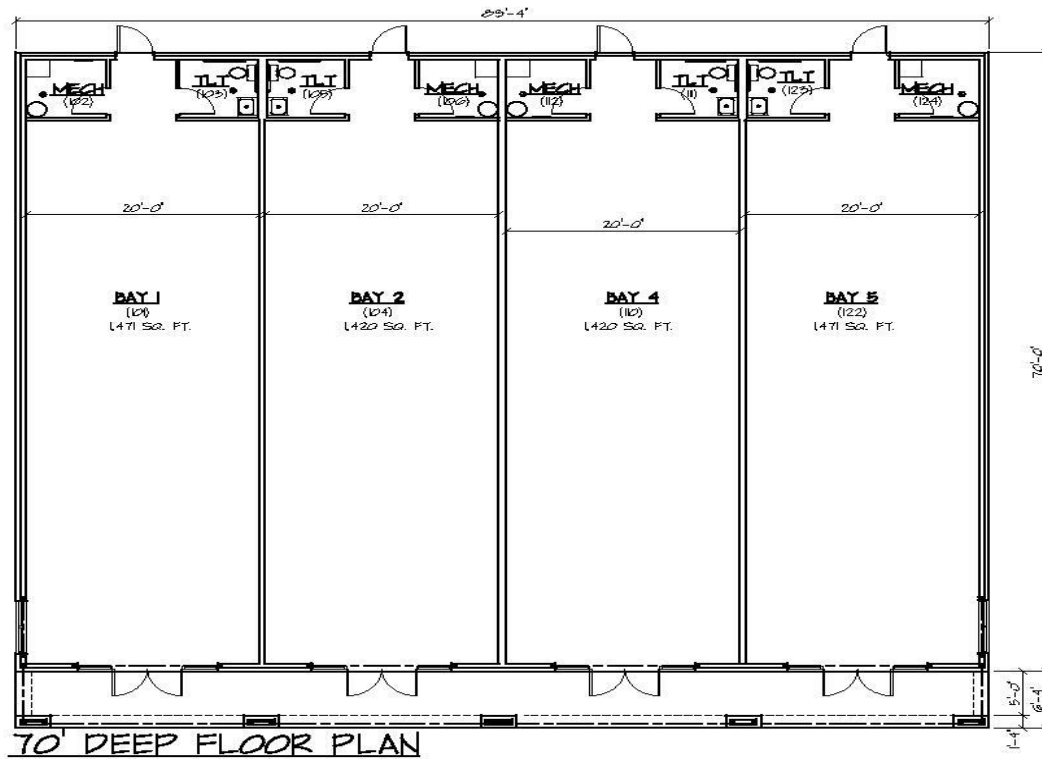
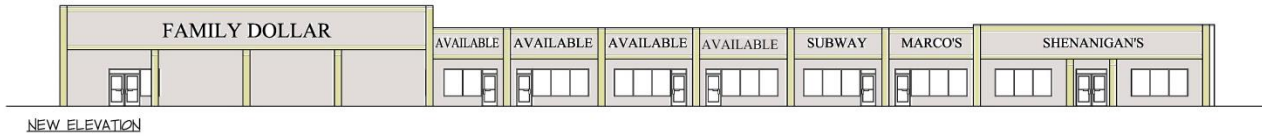


FOR LEASE

1,400 – 5,600 SF of Retail Space

6401 – 6421 West Main Street, Belleville, IL 62223



Contact

R. Adam Hill
314.441.6846
adam@sonomacap.com

The Sonoma Group

The information contained has been obtained from sources believed to be reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information. All information should be verified prior to lease or purchase

SITE PLAN

6401 – 6421 West Main Street, Belleville, IL 62223

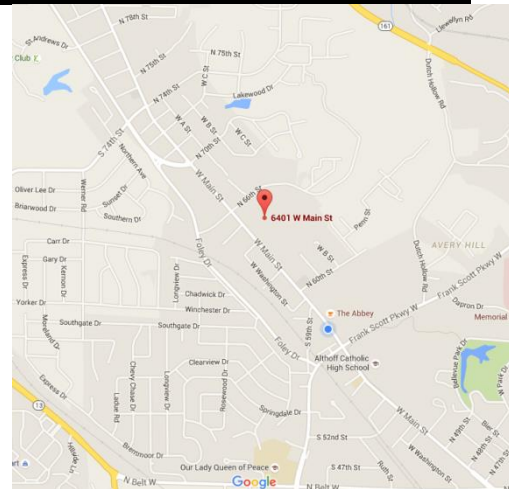


Property Highlights

- Direct access including one signalized intersection and two additional entrances (64th and 66th Streets)
- Part of a 59,500+ sq. ft. mixed use commercial development
- Excellent roadway visibility and signage
- Average daily traffic of more than 15,800 vehicles

Lease Rate

\$8.50-\$9.25psf, NNN (NNN = \$1.85/psf est.)



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The Sonoma Group

R. Adam Hill, 6405 West Main Street, Belleville, IL, phone 314.441.6846

Commercial Property Information

File No: 001 Representative: R. Adam Hill Agent E-Mail: adam@sonomacap.com

Name of Building: Belleville Marketplace

Address: 6401-6421 W. Main Street City: Belleville County: St. Clair Zip: 62223

Building Size: 59,966 sq. ft. Space Available Now: 5,600 sq. ft. Lot Size: 5.70 acres

Largest Space Available on Single Floor: 2,800 sq. ft. Ceiling Height: 10'

Year Built: 1972 Last Major Rehab: 2016 Sprinklers: Yes Wet/Dry: Wet

No. of Parking Spaces: shared Gross or Rentable: _____ Number of Floors: 1

Frontage: _____ Depth: _____ Passenger Elevators: N/A Freight Elevators: N/A

Permanent Parcel No(s): _____

Traffic Count: 15,750 + cars/ day Zoning: B-2 Business Highway Taxes (Year): TBD

Utilities: _____ Other (describe): _____

Sub-Lease Rate: N/A Lease Rate: \$8.50-9.25/sq. ft. NNN Sale Price: N/A

Enterprise Zone: N/A TIF: N/A

Demographics: 1-mile radius population of 7,137 and HH Income of \$73,628, 3-mile radius population of 39,226 and HH Income of \$63,468 and 5-mile radius population of 95,799 and HH Income of \$62,072

Rate Includes: Estimated triple net charges are \$1.85/psf

Other Information: Spacing available from 1,400 – 5,600 sq. ft. Excellent visibility on West Main. This property has been remodeled and updated in 2016.