

1950-1975 Vandalia Street
Collinsville, IL 62234

Orchards Shopping Center Space for Lease



Lease Rate:
\$12.00 per SF, NNN

- Retail/Office Space for Lease in Grocery Anchored Neighborhood Center
- Spaces range from 1,200 SF - 6,300 SF Contiguous
- Center in Anchored by Ruler Foods and includes Rent-A-Center & Dollar General
- Located on IL Route 159 (Vandalia St) with 17,700 ADT
- Marquee Signage on IL Route 159 (Vandalia St)



COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES

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Individual Memberships



SIOR
INDIVIDUAL
MEMBER

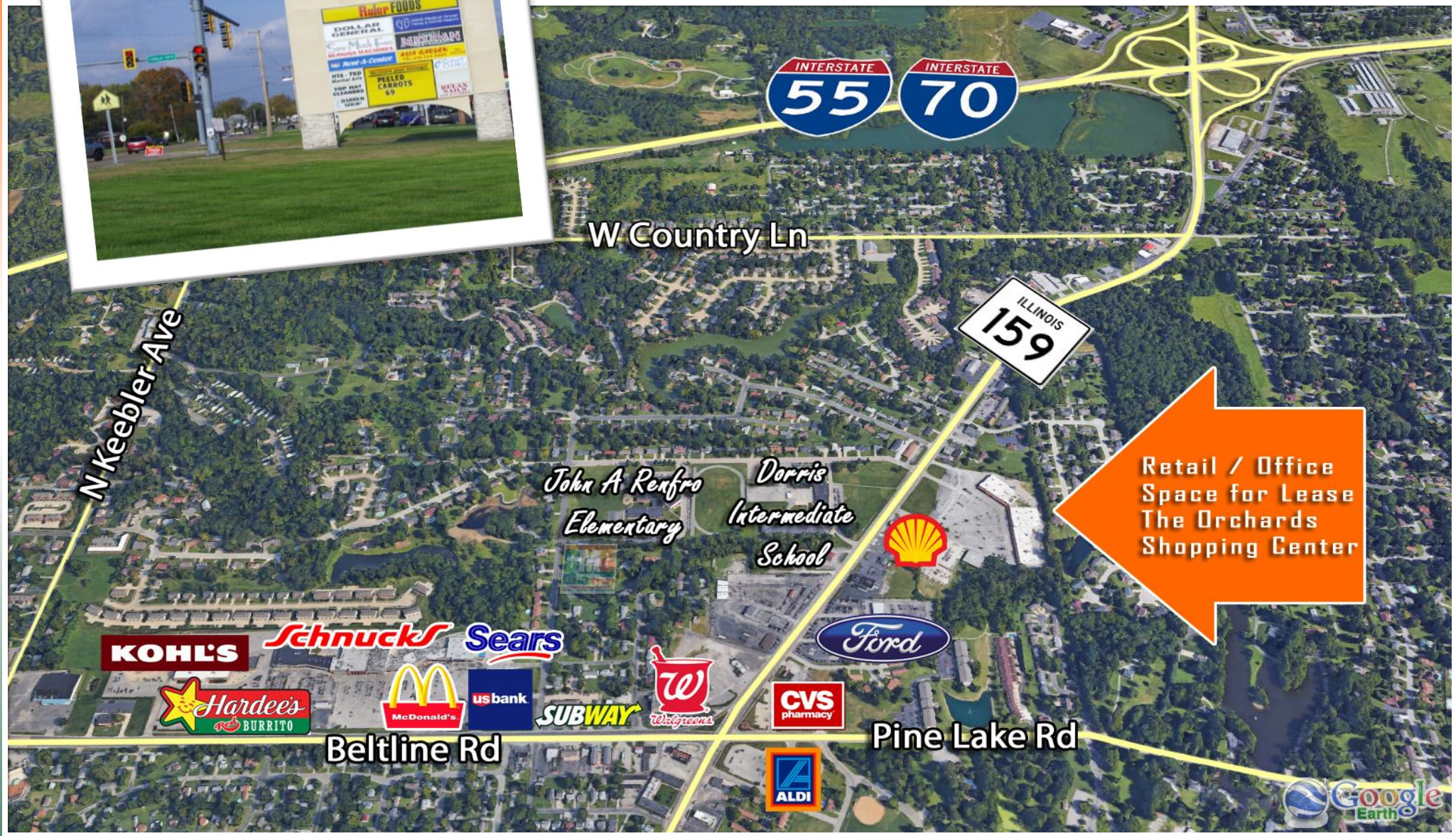
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



**0.8 Acre Out Lot
for Sale or Lease**

Suite	Tenant	SF
1970	AVAILABLE	2,000
1968	AVAILABLE	2,000
1962	AVAILABLE	1,200
1958	AVAILABLE	1,200
1954	AVAILABLE	3,100
1952	AVAILABLE	2,000

Aerial



Listing No: 1799

Retail / Office

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SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$12.00
Lease Type: NNN
Net Charges: \$2.95
CAM Charges:
Lease Term:

Leasing Comments:

1,200 SF to 6,300 SF Contiguous Space available For Lease. Former uses include a fitness facility, medical office, barbershop and mixed use office/retail bays. Owner will delivered each space in White Box finish or will provide some tenant allowance based on lease terms.

Comments

Join Ruler Foods, Rent-A-Center, Dollar General, HSHS Medical Group, Restaurants and Specialty Stores.

0.8 Acre Out-Lot For Sale or Lease.

Total SF Available: 11,500 SF
Min Divisible SF: 1,200 SF

SQUARE FOOT INFO:

Building Total: 66,754 SF
Total Available: 11,500 SF
Direct Lease: 11,500 SF
Sublease: 0 SF
Office: 11,500 SF
Retail: 11,500 SF
Min Divisible: 1,200 SF
Max Contiguous: 6,300 SF

LAND MEASUREMENTS:

Acres: 8.50
Frontage: 485 FT
Depth:

PROPERTY INFORMATION:

Parcel No: 13-2-21-22-12-203-023;24	TIF: No	Parking: 150
County: Madison	Enterprise Zone: No	Surface Type: Asphalt
Zoning: C-2	Survey: No	Traffic Count: 17,700
Zoning By: City of Collinsville	Environmental: No	Property Tax: \$20,439.00
Complex:	Archaeological: No	Tax Year: 2016
Prior Use:		



STRUCTURAL DATA:

Year Built: 1961	Clearance Min: 8'	Exterior: Stucco
Rehab Year: 2010	Clearance Max: 12'	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class: C		

Listing Broker(s)

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