

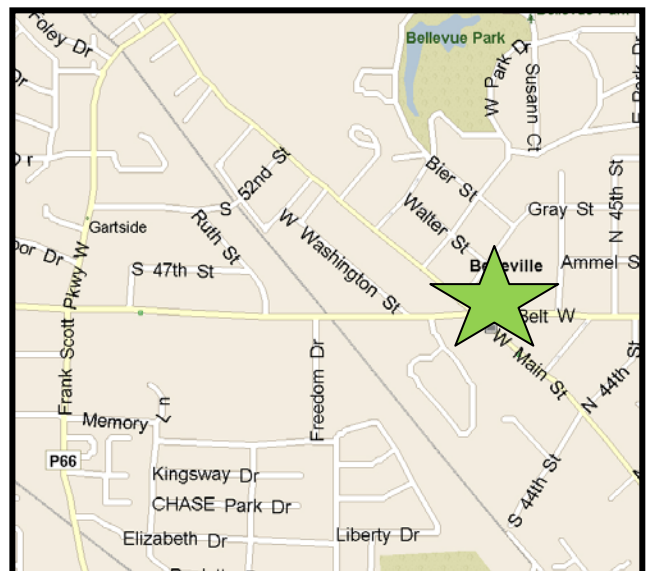
Office / Retail Bays Available For Lease Bellevue Park Plaza



4600 West Main Street Belleville, Illinois 62226

- ◆ 2,000 - 14,400 SF Office/Retail Bays
- ◆ At North Belt West and West Main Lighted Intersection
- ◆ Join Tenants: Dollar Tree, Dollar General, Rent-a-Center, First Pay Day Loans, Sun Loan and more.

Lease Rate: \$4.00 - \$13.00 per SF



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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.

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Retail 84,386 SF
Retail

Bellevue Park Plaza
4600 West Main St.
Belleville, IL 62226

SALE INFORMATION

For Sale: No

Sale Price:

Sale Price/SF:

CAP Rate:

LEASE INFORMATION

For Lease: Yes

Lease Rate: \$4.00 - \$13.00

Lease Type: NNN

Net Charges: \$1.45

CAM Charges:

Term:



SQUARE FEET AVAILABLE

Building Total: 84,386 SF

Total Available: 34,726 SF

Direct Lease: 34,726 SF

Sublease: 0 SF

Office: 14,400 SF

Retail: 14,400 SF

Max Contiguous: 14,400 SF

Min Divisible: 1,254 SF

Leasing Comments:

Comments

Several retail and office opportunities available at this landmark neighborhood shopping center, located at one of Belleville's busiest intersections and shadow-anchored by CVS Pharmacy. End cap space - North Belt West and West Main frontage. Suite 13 could potentially be divided with a minimum of 2,000 SF. See attached tenant configuration for available suites and prices.

PROPERTY INFORMATION

File No: 1029-1

Parcel No: 08-07.0-417-001/010/012.013

Complex: Bellevue Park Plaza

County: Saint Clair

Zoning: C-2 Heavy Commercial

Zoning By: Belleville

Frontage:

Year Built: 1960

Class:

Sprinklers:

Parking: 400

Property Tax:

TIF: No

Acres: 5.00

Depth:

Rehab Year:

Floors: 1

Ceiling Height:

Traffic Count: 20,000 ADT

Tax Year:

Enterprise Zone:

Listing Broker(s)

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