

# LEASE

## 102 SINCLAIR

102 Sinclair Dr Jerseyville, IL 62052

### LEASE RATE

\$3,500.00 per month



**COLDWELL BANKER  
COMMERCIAL**  
BROWN REALTORS

**Rick Lauschke**

618 444 9182

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## PROPERTY DESCRIPTION

Prime Jerseyville Commercial Location. Located just off of US Highway 67, this building has 1,415 sq ft. of office space including a reception area, private office, 3 teller stations, two bathrooms, break room with kitchenette, 1 working drive-up with the possibility of 2 additional drive ups. Equipped with a security system and safe. Large parking lot with ample parking. The property is zoned B-3 and has no deed restrictions. Owner would prefer a minimum 3 year lease.

## PROPERTY HIGHLIGHTS

- Previously used as a Bank
- Ample Parking
- Teller Window plus potential for two more teller stations.
- No Deed Restrictions
- Close to HWY 67

## OFFERING SUMMARY

|                  |                            |
|------------------|----------------------------|
| Lease Rate:      | \$3,500.00 per month (NNN) |
| Number of Units: | 1                          |
| Available SF:    | 1,415 SF                   |
| Lot Size:        | 31,518 SF                  |
| Building Size:   | 1,415 SF                   |
| Zoning:          | B-3                        |
| APN:             | 04-919-001-00              |

| DEMOGRAPHICS      | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 917      | 4,737    | 8,852    |
| Total Population  | 1,766    | 10,638   | 19,465   |
| Average HH Income | \$47,756 | \$71,685 | \$69,420 |

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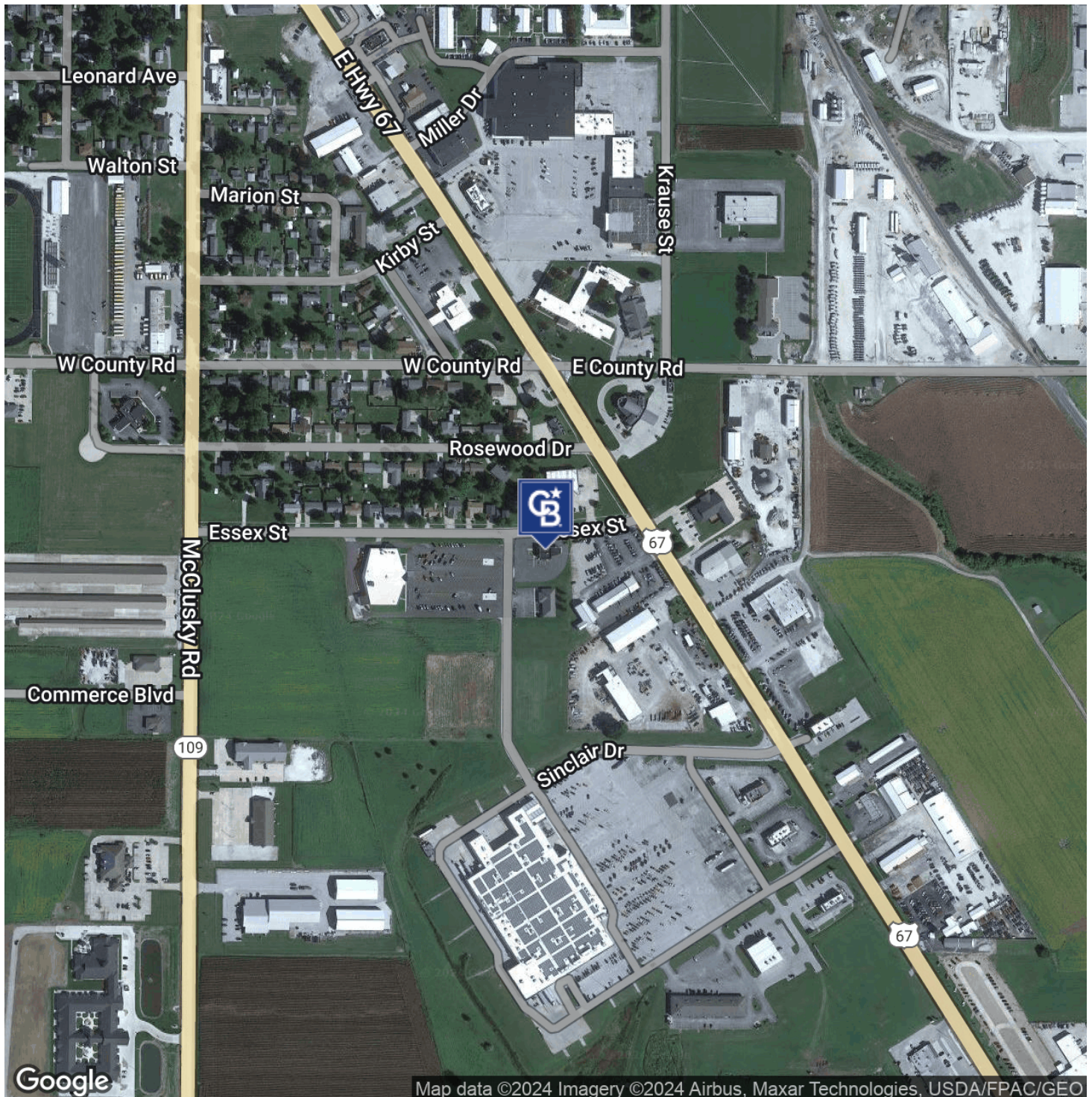
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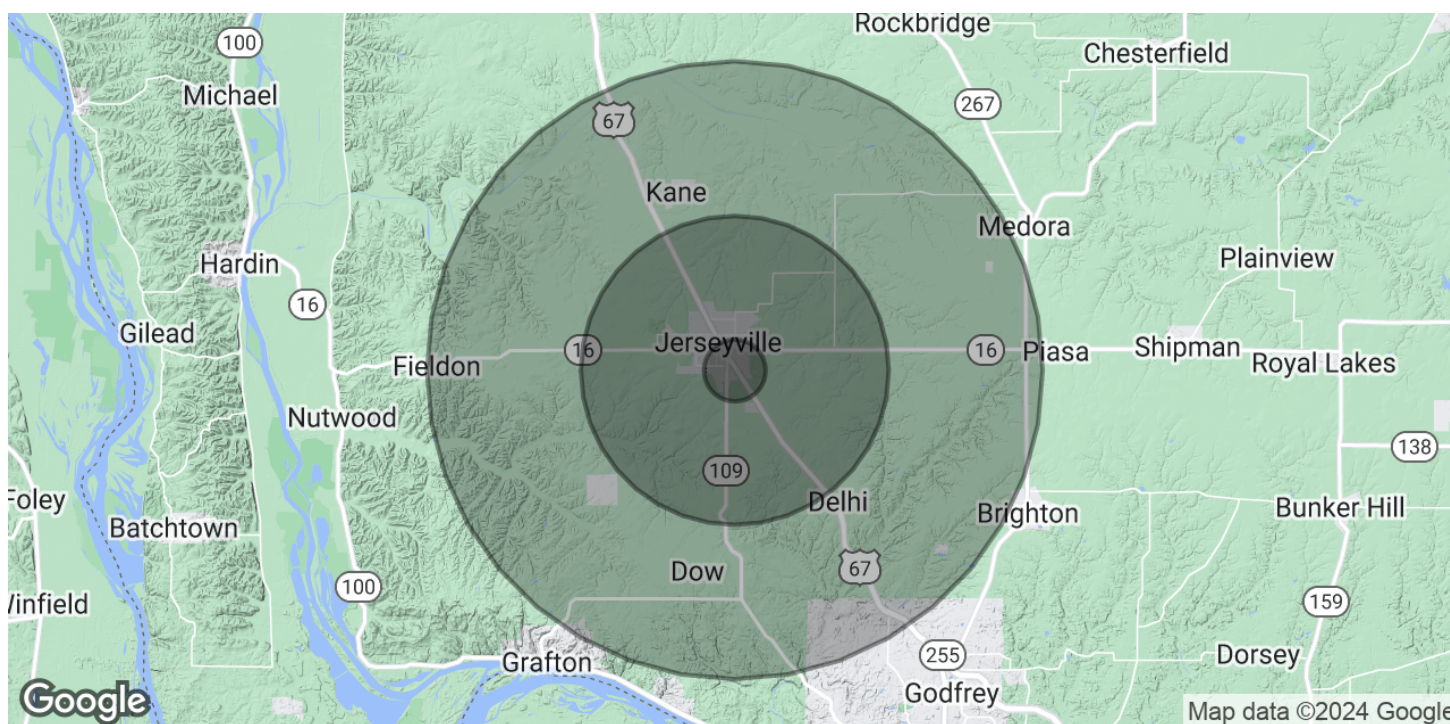
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| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 1,766  | 10,638  | 19,465   |
| Average Age          | 43.5   | 42      | 42.9     |
| Average Age (Male)   | 40.6   | 41      | 42.1     |
| Average Age (Female) | 45.8   | 42.5    | 43.9     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 917       | 4,737     | 8,852     |
| # of Persons per HH | 1.9       | 2.2       | 2.2       |
| Average HH Income   | \$47,756  | \$71,685  | \$69,420  |
| Average House Value | \$104,747 | \$141,930 | \$151,328 |

\* Demographic data derived from 2020 ACS - US Census

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