

FOR LEASE

RETAIL AND OFFICE SPACE

1,200 - 4,800 SF

715 LAKEPOINTE
CENTRE DR.
O'FALLON, IL 62269

- MULTIPLES SUITES AVAILABLE.
- EACH UNIT 1,200' WITH RESTROOM.
- LEASE RATES: \$14.00, TRIPLE NET.

BROKERS :
KEVIN BECK 618-550-8762
JEFF FRANKE 618-792-9693



715 LAKEPOINTE CENTRE DR. O'FALLON, IL 62269

Lease Information

Lease Rate: Starting at \$14.00

Lease Type: Triple Net

Lease Terms: 3-5 Years



Structual Infomation

Year Built: 2003

Clearance: 8'- 12'

Exterior: Brick/ Block

Floors: 1

Signage: Building and Pylon
along HWY 50

Square Foot Information

Building Total: 15,600 SF

Office: 1,200 SF

Retail: 1,200 SF

Min Divisible: 1,200 SF

Max Contiguous: 3,600 SF

Located directly off Highway 50, only 1 mile from 64. Near Joe's Market Basket and McKendree Metro Rec Plex



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Demographic Information

- Median Household Income in 3 Mile Radius is \$92,130-including over 3000 Families
- Daily Traffic Count is 10,130 vehicles a day on East Highway 50
- Highway 50 is the Main Business corridor through O'Fallon and Fairview Heights
- Lakepointe is situated only 1 mile from I-64 (Exit 19), 0.6 miles from Highway 158, and has quick access to Scott Air Force Base and St. Louis

Neighboring Businesses



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Property Information

Percel No: 04-33.0-201-001

County: St. Clair

Zoning: B-1

Prior Use: Office/Retail

Complex: Lakepointe Centre

Parking: 62

Traffic Count: 10,300



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