# FOR LEASE: 3,500 SF RETAIL/OFFICE SUITE

## 1334 Central Park Dr., O'Fallon, IL 62269




BARBERMURPHY
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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.

# AREA MAP

1334 Central Park Dr., O'Fallon, IL 62269

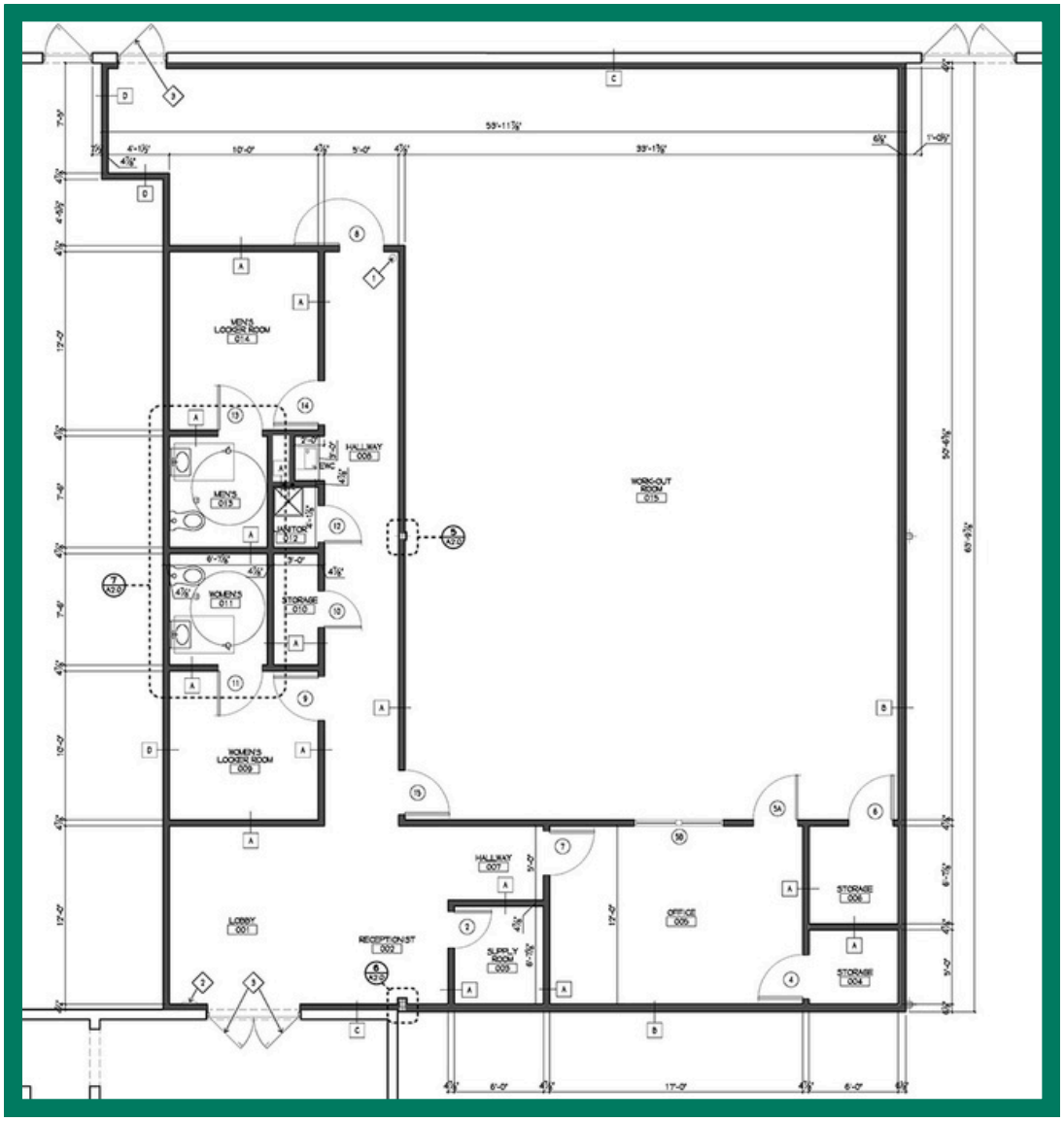



## LOCATION OVERVIEW

Sunrise Center II is located at the corner of Hartman Ln and Central Park Dr, immediately off Interstate 64's Exit 14. 25,000 ADT combined.

# FLOOR PLAN & SPACE OUTLINE

1334 Central Park Dr., O'Fallon, IL 62269




*Not to scale

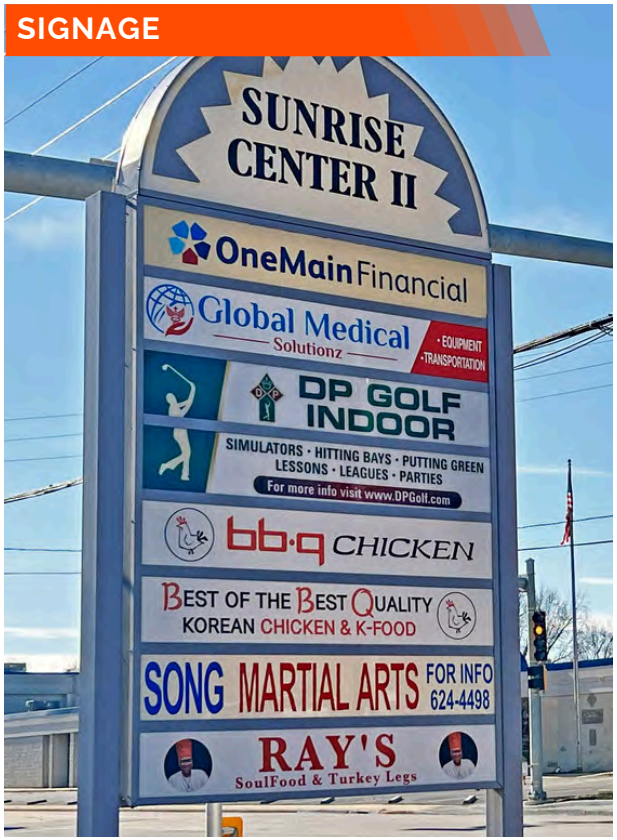





# PROPERTY PHOTOS

1334 Central Park Dr., O'Fallon, IL 62269

## SIGNAGE







High visibility suite available in robust, growth corridor

Suite includes reception, private office, two restrooms with lockers and large open work out area

Active martial arts dojang

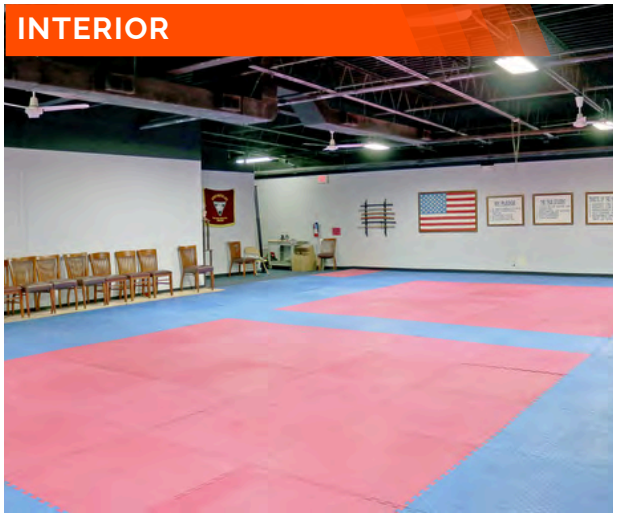
Ideal event space or teaching facility

**LEASE RATE:**

$15.00/SF,

NNN ($4.93)

## INTERIOR





# OFFICE/RETAIL SUMMARY

## 1334 CENTRAL PARK DR

**LISTING #** 3176




## LOCATION DETAILS:

| | |
|---|---|
| Parcel # | 03-25.0-301-009 |
| County: | IL - St. Clair |
| Zoning: | B-1 (P) |

## PROPERTY OVERVIEW:

| | |
|---|---|
| Building SF: | 16,341 |
| Vacant SF: | 3,500 |
| Usable Sqft: | 3,500 |
| Min Divisible SF: | 3,500 |
| Max Contig SF: | 3,500 |
| Office SF: | 500 |
| Retail SF: | 3,000 |
| Signage: | Building,Marquee |
| Lot Size: | 2.14 Acres |
| Frontage: | 250 |
| Depth: | 350 |
| Parking Spaces: | 104 |
| Parking Surface Type: | Asphalt |

## STRUCTURAL DATA:

| | |
|---|---|
| Year Built: | 2003 |
| Renovated: | 2015 |
| Building Class: | B |
| Ceilings: | 9' - 11' |
| Construction Type: | Masonry, Steel |

## LEASE INFORMATION:

| | |
|---|---|
| Lease Rate: | $15.00 /SF |
| Lease Type: | NNN |
| NNN Expenses: | $4.93 |

## FINANCIAL INFORMATION:

| | |
|---|---|
| Taxes: | $36,541.00 |
| Tax Year: | 2024 |

## DEMOGRAPHICS:

| | |
|---|---|
| Traffic Count: | 25,000 Combined |

## PROPERTY DESCRIPTION:

High visibility suite available in robust, growth corridor. Suite includes reception, private office, two restrooms with lockers and large open work out area. Active martial arts dojang. Existing Tenants include Ray's Soul Food & Turkey Legs, BBQ Chicken of O'Fallon, DP Golf Indoors, One Main Financial and Global Medical Supplies. Ideal event space or teaching facility.

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