

OFFICE/MEDICAL SUITE

12 Wolf Creek Drive, Suite 100, Swansea, IL 62226



12,279 SF FOR LEASE

PROPERTY OVERVIEW

- 19,496 SF professional Office/Medical Building
- Great visibility and easy access along Hwy 159
- Conveniently located between Belleville to the south and Fairview Heights to the north
- Professionally managed
- Currently built out as a law firm office, space ideal for a variety of office and medical uses

TRAFFIC COUNTS

Hwy 159: 20,400 VPD

Frank Scott Pkwy: 17400 VPD

Hwy 161: 16,900

LEASE RATE

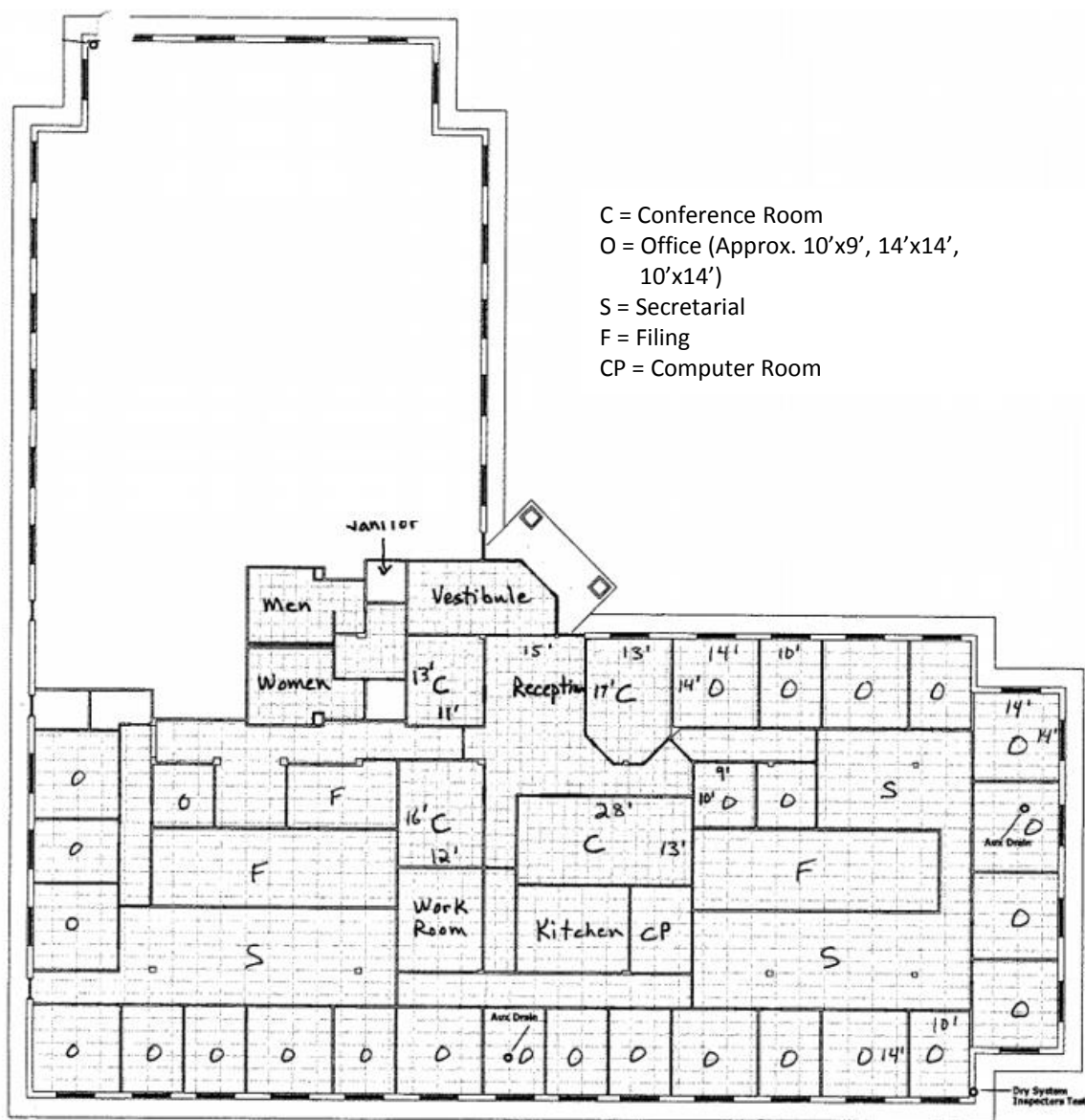
Asking Rate: **\$17.00 PSF, NNN**



The information contained herein has been given to us by the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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MARKET DEMOS

1 Mile

3 Miles

5 Miles

Population

5,887

66,726

122,297

Households

2,272

28,307

58,821

Avg. HH Income

\$84,400

\$53,450

\$57,521

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WP WITTENAUER
PROPERTIES

WITTENAUER PROPERTIES

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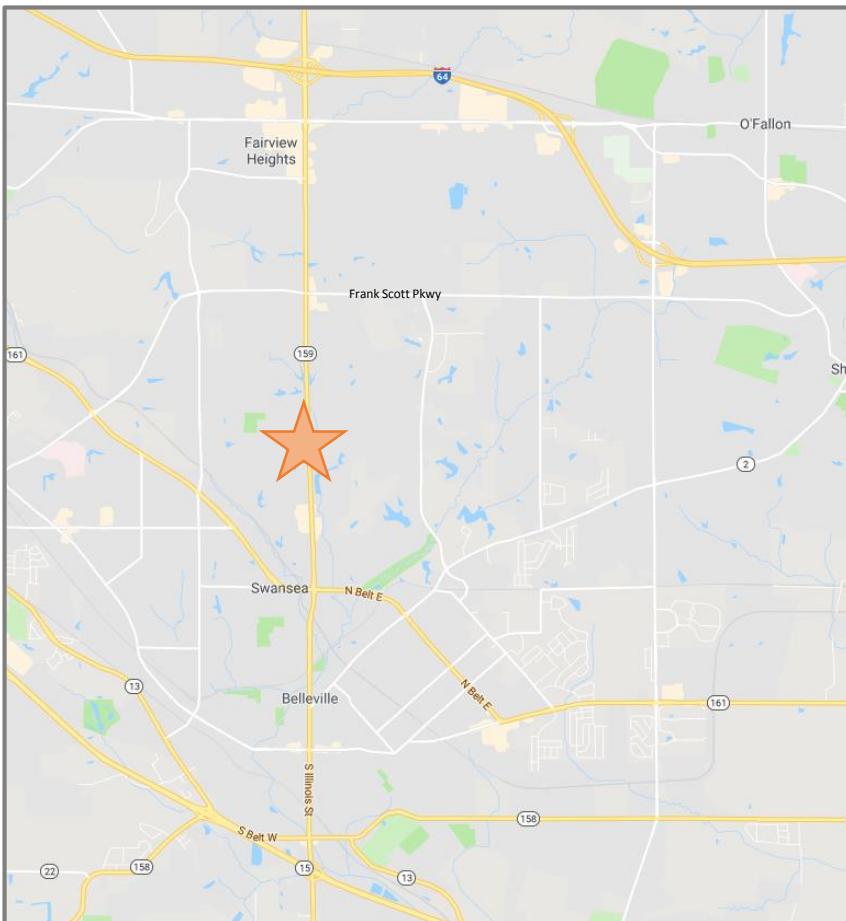
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