

# FOR LEASE

8506 Highway 50  
Lebanon, IL



EXPERIENCE... DEDICATION... RESULTS

## RETAIL/OFFICE SPACE FOR LEASE!

- 1 - 3 Spaces available totaling 4,524 SF
- **SUITE 1** -1,380 SF, **Suite 2** – 1,380 SF, **SUITE 3** - 1,508 SF
- Spaces will be delivered in white box with one (1) restroom
- O'Fallon, IL zoning and inspections, Zoned B-2
- Near Scott Air Force Base and Interstate 64 entrance
- Great visibility along Highway 50
- ¼ mile from McKendree Rec Plex & MOTOMART
- New Construction, still in process, great opportunity for tenant to have input in build out.
- **Lease Rate: \$15.00 PSF**
- **Modified Gross Lease**

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*Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.*