

RETAIL PROPERTY FOR LEASE

Southtowne Shopping Center

122 SOUTHTOWNE SHOPPING CTR., DU QUOIN, IL 62832



Jeff Eisenberg & Associates • 7750 MARYLAND AVE UNIT 11272 • , • 314.721.5611 • www.jeisenberg.com

Presented By:

Jeffery Eisenberg

314.721.5611

jeff@jeisenberg.com

www.jeisenberg.com



Jeff Eisenberg
& associates



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	800 - 17,500 SF
Lease Rate:	\$10.00 SF/yr (NNN)
Lot Size:	9.69 Acres
Building Size:	92,603
Zoning:	Commercial
Municipality:	Du Quoin
Submarket:	Perry County
Traffic Count:	13,900

PROPERTY OVERVIEW

Spaces available in this grocery anchored shopping center ranging in size from 800 square feet to 7,057 square feet. Ideally situated on S. Washington Street/US-51 which is the major thoroughfare running north and south through Du Quoin. This center features, excellent visibility, ingress/egress, and provides ample parking. Neighboring Tenants include Dollar Tree, Cato, Subway, and more.

LOCATION OVERVIEW

Du Quoin is located in the heart of Southern Illinois in Perry County. The county seat of Perry County is Pinckneyville which is just 14 miles northwest of the shopping center.

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PROPERTY DETAILS

LEASE RATE

\$10.00 SF/YR

LOCATION INFORMATION

Building Name	Southtowne Shopping Center
Street Address	122 Southtowne Shopping Ctr.
City, State, Zip	Du Quoin, IL 62832
County/Township	Perry
Municipality	Du Quoin
Submarket	Perry County
Cross Streets	S. Washington St. & Gas Plant Rd.
Side Of Street	East
Signal Intersection	Yes
Nearest Highway	I-57, I-64
Nearest Airport	Southern Illinois Airport-MDH

BUILDING INFORMATION

Building Size	92,603 SF
Occupancy %	70%
Tenancy	Multiple
Number Of Floors	1
Free Standing	Yes
Signage	Pylon

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	Commercial
Lot Size	9.69 Acres
APN#	1-61-0260-214
Corner Property	yes
Traffic Count	13,900
Traffic Count Street	S. Washington Street

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

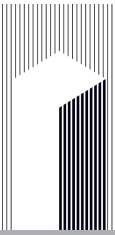
OPERATING EXPENSES

CAM	\$1.50
Taxes	\$0.65
Insurance	\$0.30
Total	\$2.45

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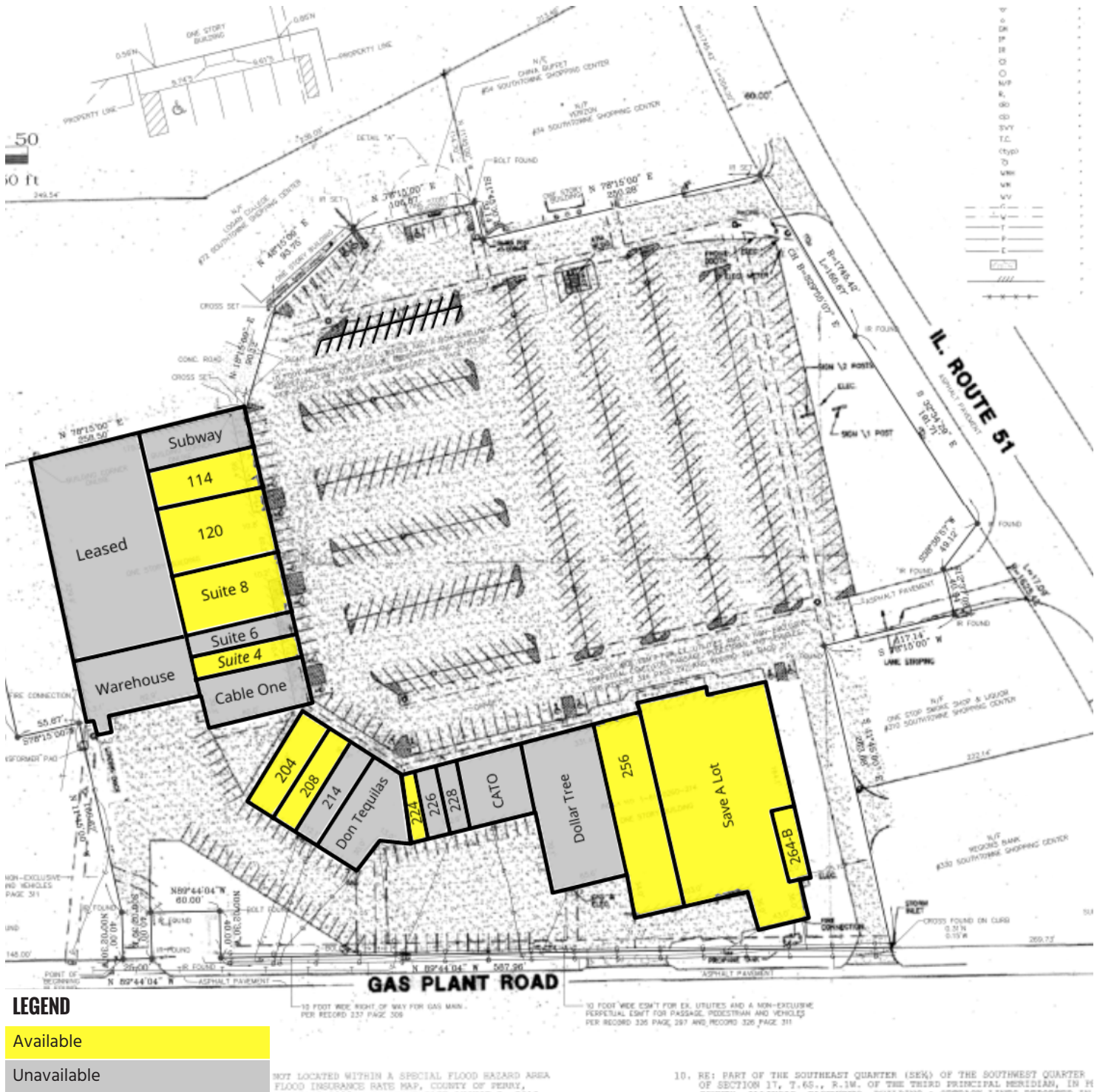
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PLANS



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PLANS

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	800 - 17,500 SF	Lease Rate:	\$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
108	Subway	2,700 SF	NNN	-	-
114	Available	2,700 SF	NNN	\$10.00 SF/yr	-
120	Available	6,609 SF	NNN	\$10.00 SF/yr	-
Suite 8	Available	5,400 SF	NNN	Negotiable	-
Suite 6	Starry Nail	1,800 SF	NNN	-	-
Suite 4	Available	1,600 SF	NNN	Negotiable	-
Suite 2	Cable One	2,700 SF	NNN	-	-
Warehouse	New Wave Warehouse	3,219 SF	NNN	-	-
Z	Leased	14,672 SF	NNN	-	-
204	Available	2,720 SF	NNN	\$10.00 SF/yr	-
208	Available	1,784 SF	NNN	\$10.00 SF/yr	-
214	Puff Huff 2	1,800 SF	NNN	-	-
222	Don Tequilas	4,667 SF	NNN	-	-
224	Available	800 SF	NNN	\$10.00 SF/yr	-
226	Gaming-WABB	1,000 SF	NNN	-	-
228	Star Nails	1,000 SF	NNN	-	-
232	CATO Corp	3,120 SF	NNN	-	-
244	Dollar Tree	8,400 SF	NNN	-	-
256	Available	7,057 SF	NNN	Negotiable	-
264	Available	17,500 SF	NNN	Negotiable	-
264-B	Available	1,355 SF	NNN	\$10.00 SF/yr	-

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A map of Missouri showing the location of Southtowne Shopping Center. The map is centered on the St. Louis area, with the Mississippi River visible on the left. A black callout box points to the location of Southtowne Shopping Center, which is situated near the intersection of Interstate 55 and Interstate 64, south of St. Louis. The map includes labels for various cities and towns, as well as major highways and the Missouri River. The Google logo is visible in the bottom left corner, and the text "Map data ©2024 Google" is in the bottom right corner.

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RETAILER MAP

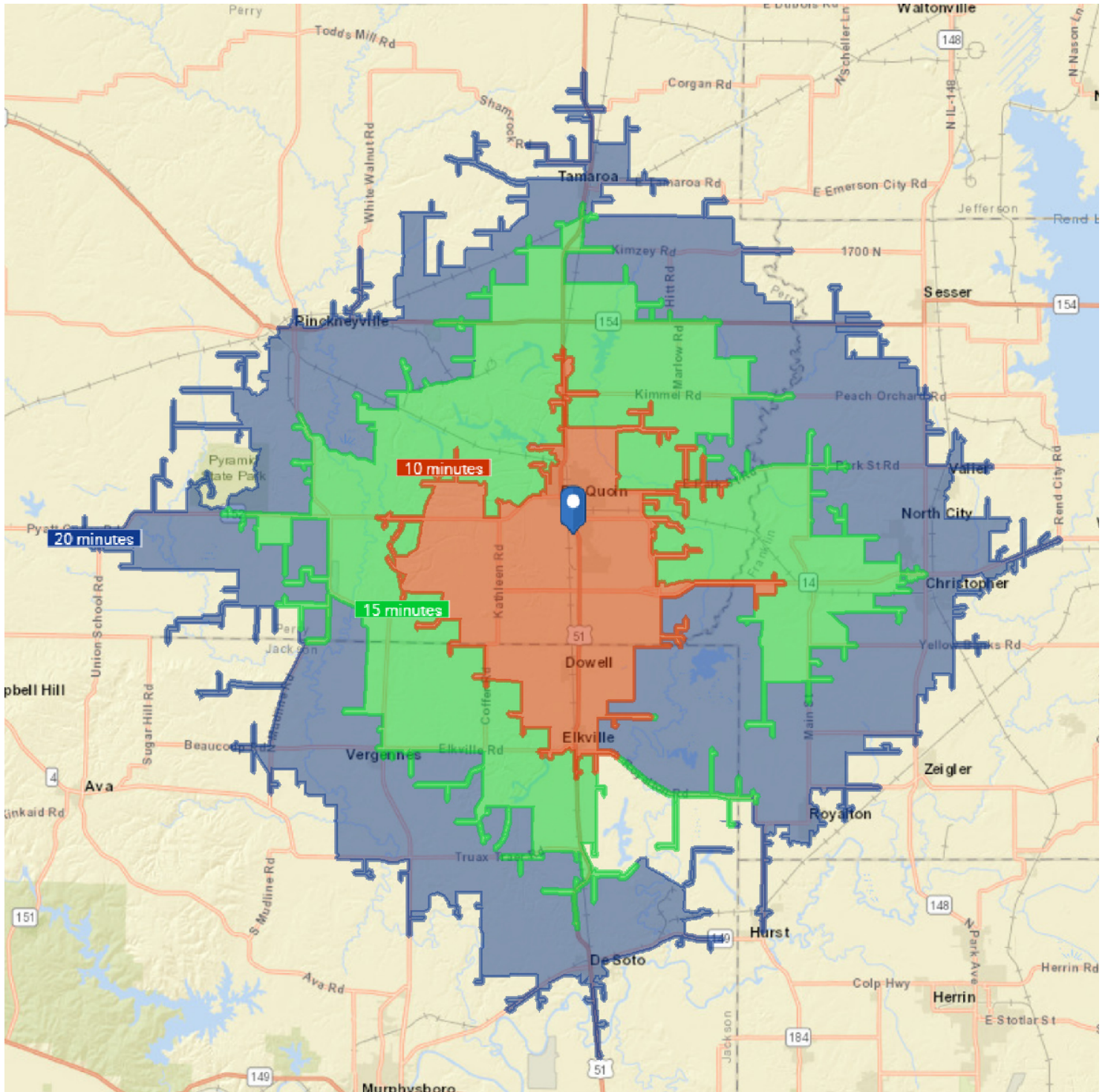


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DRIVE TIME MAP - 10, 15, 20 MINUTES



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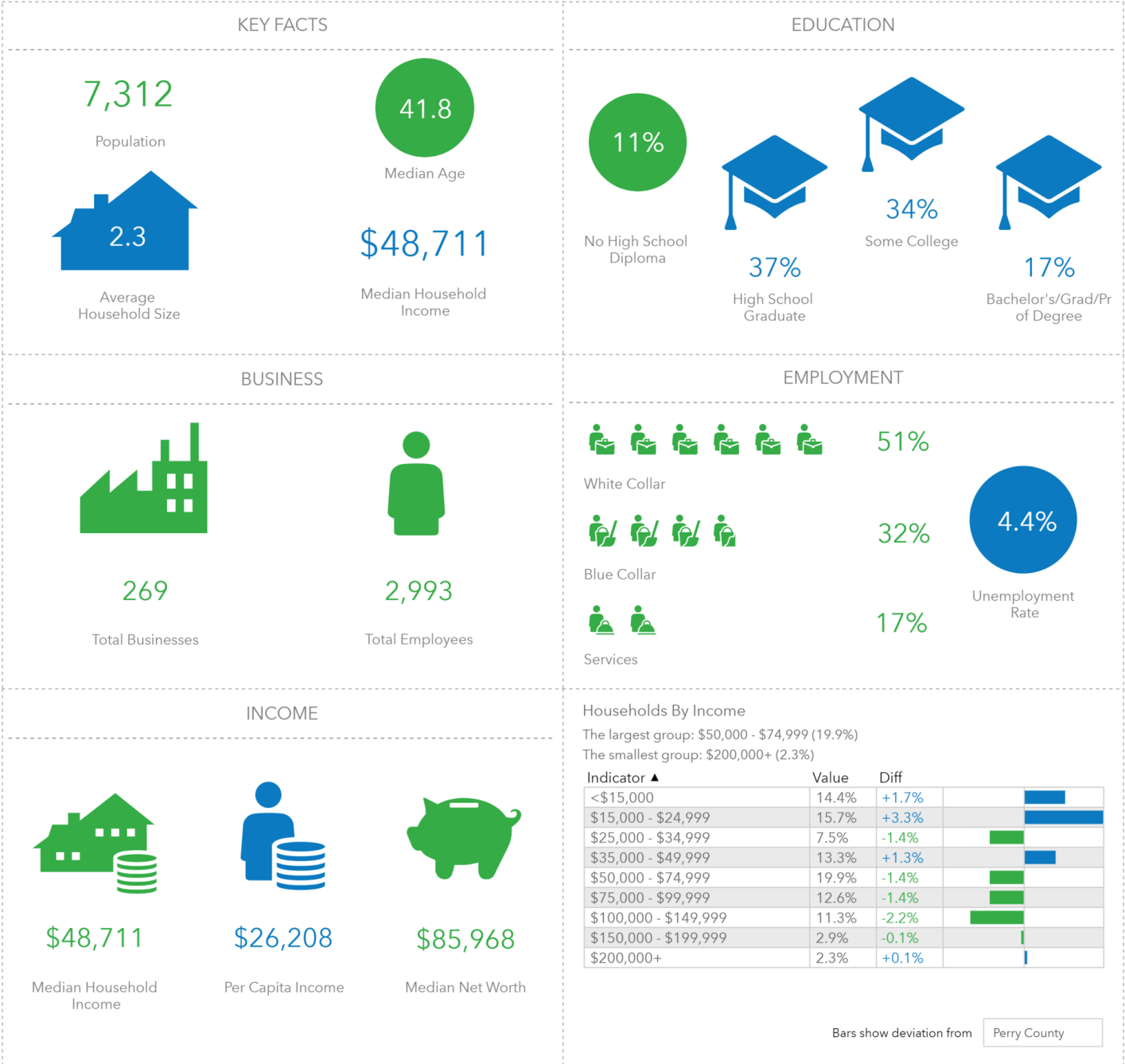
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DEMOGRAPHIC OVERVIEW - 3 MILES



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026. © 2022 Esri

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