

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

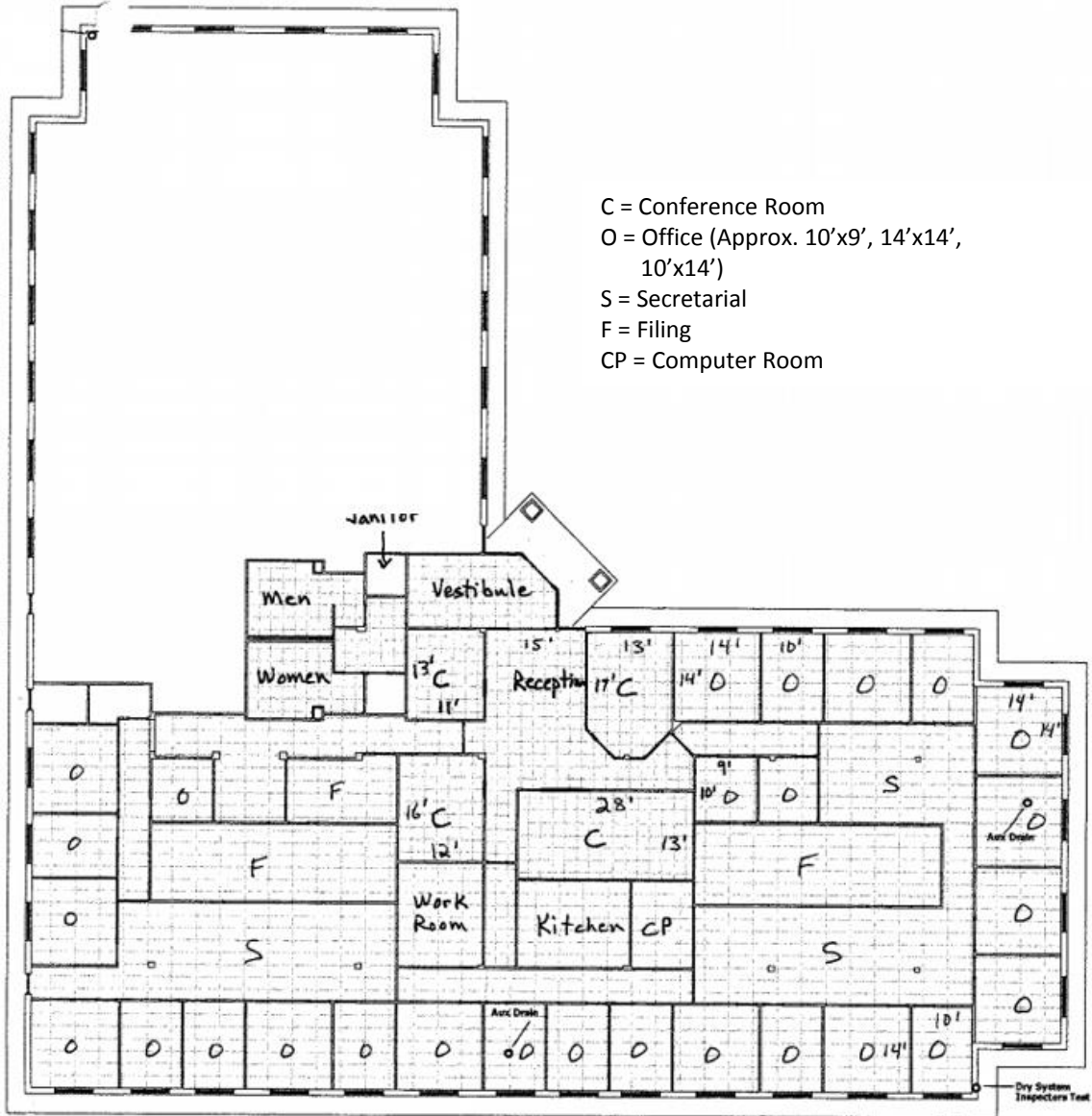
LEASE RATE

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



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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
P R O P E R T I E S

WITTENAUER PROPERTIES

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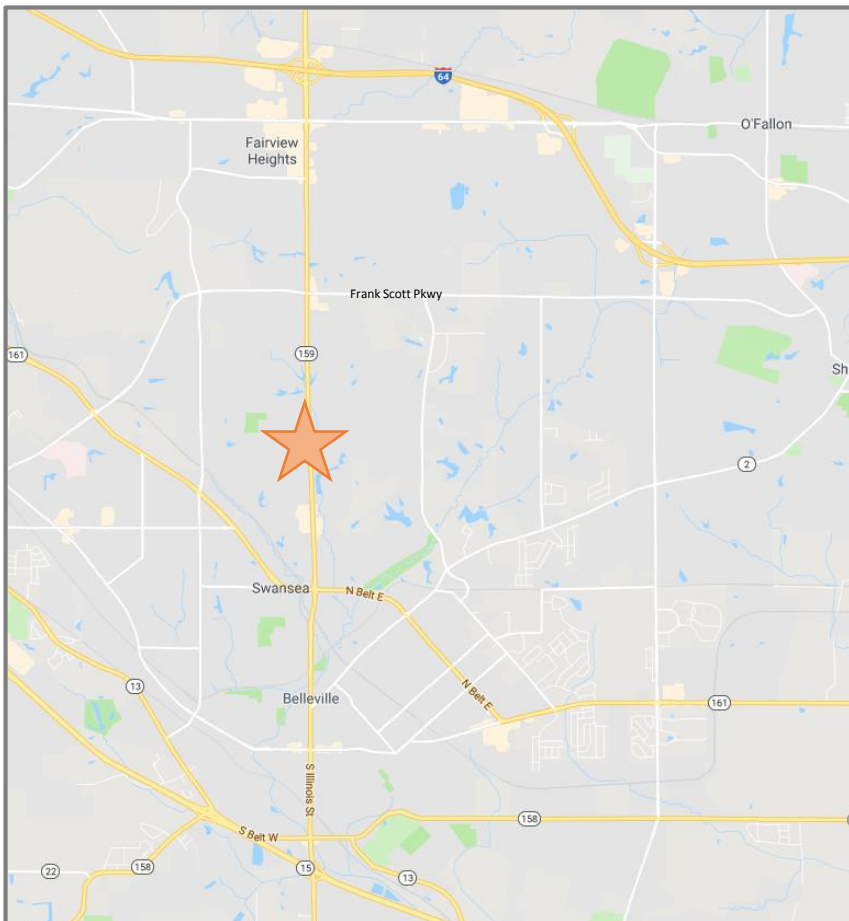
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