



1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

## 2,800 SF Contiguous Office/Retail Space

516 Edwardsville Rd, Troy, Illinois 62294  
Madison County

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### Basic Details

Listing No:	2333
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Retail, Retail - Store Front Retail
Building Size (Sqft):	5,218 Sqft.
Total Sqft Available:	2,804 Sqft.
Lease Rate:	\$14.50 Per Sqft
Lease Type:	NNN
Net Charges:	5.00
Leasing Comments:	May be built out to tenant specifications.

### Address

Country:	US
State:	IL
County:	Madison
City:	Troy
Zipcode:	62294
Street Number:	516
Street:	Edwardsville
Street Suffix:	Rd

### Square Foot Information

Building Total Sqft:	5,218 Sqft.
Direct Lease:	2,804 Sqft.
Office:	2,804 Sqft.
Retail:	2,804 Sqft.
Min Divisible Sqft:	1,402 Sqft.
Max Contiguous Sqft:	2,800 Sqft.

### Property Information

Parcel No:	096-2-22-08-02-201-023
Zoning:	C-2
Zoning By:	Troy
Parking:	26
Parking Surface Type:	Concrete
Property Tax:	\$8,113
Tax Year:	2019

Traffic Count:

14,600

## Structural Data

Year Built:	2018
Clearance Max:	16 ft
Exterior:	Brick
Floors:	1

## Land Measurements

Frontage:	157 ft
Depth:	200 ft