

# BARBERMURPHY

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

## 2,000-6,000 SF Office/Retail

7346 State Route 162, Troy, Illinois 62294  
Madison County

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### Basic Details

Listing No:	2624
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - Medical, Retail - Shopping Center, Retail - Store Front Retail, Special Purpose - Healthcare, Special Purpose - Hospitality
Building Size (Sqft):	12,040 Sqft.
Lot Size (Acres):	1.44 Acre(s)
Total Sqft Available:	6,000 Sqft.
Lease Rate:	\$15.00-\$17.00/SF, NNN
Lease Type:	NNN
Net Charges:	4.50

### Square Foot Information

Building Total Sqft:	12,040 Sqft.
Total Sqft Available:	6,000 Sqft.
Min Divisible Sqft:	2,000 Sqft.
Max Contiguous Sqft:	6,000 Sqft.

### Address

Country:	US
State:	IL
County:	Madison
City:	Troy
Zipcode:	62294
Street Number:	7346
Street:	State Route 162

### Property Information

Parcel No:	09-2-22-066-00-000-018, 09-2-22-06-00-000-019
Zoning:	Commercial
Zoning By:	Troy, IL
Prior Use:	New Space
Parking:	69

Parking Surface Type:	Asphalt
Property Tax:	\$15,291
Tax Year:	2021
Traffic Count:	14,500

## Structural Data

Year Built:	2022
Class:	A
Clearance Min:	7 ft
Clearance Max:	12 ft
Exterior:	Brick
Floors:	1

## Land Measurements

Acres:	1.44 Acre(s)
Frontage:	225 ft
Depth:	285 ft