

## Maryville Retail Center - Office / Retail for Lease

4942-4972 IL Route 159, Maryville, Illinois 62034  
Madison County

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### Basic Details

Listing No:	2853
Sale Or Lease:	For Lease
Property Type(s):	Office, Retail, Retail - Freestanding
Total Sqft Available:	17,700 Sqft.
Lease Rate:	\$13.00 Per Sqft
Lease Type:	NNN
Net Charges:	4.24

### Address

Country:	US
State:	IL
County:	Madison
City:	Maryville
Zipcode:	62034
Street Number:	4942-4972
Street:	IL Route 159

### Square Foot Information

Total Sqft Available:	17,700 Sqft.
Min Divisible Sqft:	1,200 Sqft.
Max Contiguous Sqft:	7,040 Sqft.

### Property Information

Parcel No:	13-1-21-02-00-000-005.00 9
Zoning:	B-1
Zoning By:	Madison
TIF:	Yes
Enterprise Zone:	Yes
Parking Surface Type:	Concrete
Traffic Count:	17,500

## Structural Data

Year Built:	2024
Class:	B
Exterior:	Brick

## Land Measurements

Acres:	3.11 Acre(s)
Frontage:	150 ft
Depth:	250 ft

## Transportation

Interstate:	I-270
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