

## Maryville Retail Center For Lease

4954 Troy Road, Maryville, Illinois 62034  
Madison County

**Collin Fischer - CCIM**

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### Basic Details

Listing No:	2853
Sale Or Lease:	For Lease
Property Type(s):	Office, Retail, Retail - Freestanding
Building Size (Sqft):	2,400 Sqft.
Lot Size (Acres):	3.11 Acre(s)
Total Sqft Available:	2,400 Sqft.
Lease Rate:	\$13.00 Per Sqft
Lease Type:	NNN

### Address

Country:	US
State:	IL
County:	Madison
City:	Maryville
Zipcode:	62034
Street Number:	4954
Street:	Troy
Street Suffix:	Road

### Square Foot Information

Building Total Sqft:	2,400 Sqft.
Total Sqft Available:	2,400 Sqft.
Min Divisible Sqft:	1,200 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
Tax Year:	2023
Traffic Count:	17,500

## Structural Data

Year Built:	2024
Class:	B
Exterior:	Brick

## Land Measurements

Acres:	3.11 Acre(s)
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## Transportation

Interstate:	II-159, I-270
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