

4,493 SF Retail Suite Available for Lease

2323 Plum St, Edwardsville, Illinois 62025
Madison County

Collin Fischer - CCIM

Phone: 618-420-2376

Email: collinf@barbermurphy.com

Carter Marteeny - CCIM

Phone: 618-304-3917

Email: carterm@barbermurphy.com

Katie . Bush

Phone: 701-213-3301

Email: katieb@barbermurphy.com



Basic Details

Listing No:	2997
Sale Or Lease:	For Lease
Property Type(s):	Retail
Building Size (Sqft):	21,886 Sqft.
Lot Size (Acres):	2.91 Acre(s)
Total Sqft Available:	4,493 Sqft.
Lease Rate:	\$26-\$30/SF
Lease Type:	NNN
Net Charges:	\$9

Address

Country:	US
State:	IL
County:	Madison
City:	Edwardsville
Zipcode:	62025
Street Number:	2323
Street:	Plum
Street Suffix:	St

Square Foot Information

Building Total Sqft:	21,886 Sqft.
Total Sqft Available:	4,493 Sqft.
Direct Lease:	4,493 Sqft.
Retail:	4,493 Sqft.
Min Divisible Sqft:	4,493 Sqft.
Max Contiguous Sqft:	4,493 Sqft.

Property Information

Parcel No:	14-2-15-23-00-000-065
Zoning:	Commercial
Complex:	IRONWORKS
Parking:	125
Parking Surface Type:	Concrete
Property Tax:	\$106,036.80

Tax Year:	2023
Traffic Count:	10,800

Structural Data

Year Built:	2021
Class:	A
Clearance Min:	9 ft
Clearance Max:	17 ft
Style:	Mixed

Land Measurements

Acres:	2.91 Acre(s)
Frontage:	425 ft
Depth:	300 ft

Utility Information

Water Provider:	City of Edwardsville
Water Provider Location:	On Site
Sewer Provider:	City of Edwardsville
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site