

FOR LEASE

Executive Plaza Court,
Maryville, IL 62062

Executive Strip Centre I

Executive Strip Centre II

Executive Strip Centre III

EXECUTIVE STRIP CENTRES

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

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Collin Fischer - CCIM

Principal

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AREA MAP

EXECUTIVE PLAZA COURT, MARYVILLE, IL 62062



LOCATION OVERVIEW

Executive Strip Centres is strategically situated in Maryville, IL, just off IL Route 159, making it easily accessible for transportation and logistics. It is within close proximity to Anderson Hospital and Maryville Professional Park.

-  Monument Signage
-  Brick Exterior
-  Shared Parking
-  17,500 ADT

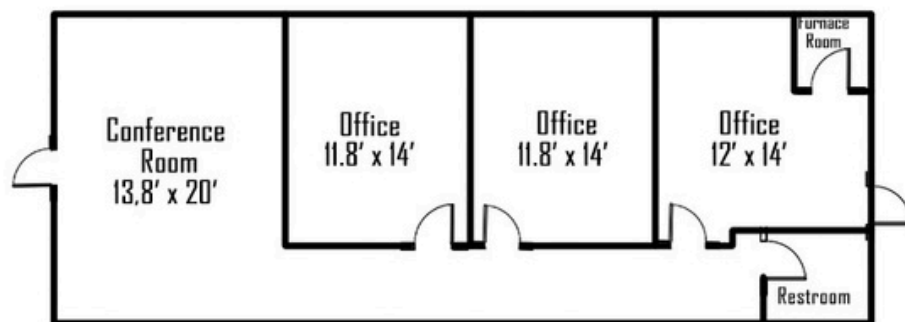
PROPERTY PHOTOS/FLOOR PLAN - SUITE 39

EXECUTIVE PLAZA COURT, MARYVILLE, IL 62062

INTERIOR PHOTO



FLOOR PLAN



Sample Floor Plan

*not to scale



SUITE 39 - 1,200 SF
OFFICE/RETAIL SUITE

A high visibility location with immediate access to IL State Route 159 (Center Street) with signage available on IL Route 159. Ideal for retail and office businesses. Landlord will negotiate improvements.

OFFICE/RETAIL PROPERTY SUMMARY

15 EXECUTIVE PLAZA CT

LISTING # 849

LOCATION DETAILS:

Parcel #: 13-2-21-02-04-401-050
County: IL - Madison
Zoning: Commercial - Maryville

PROPERTY OVERVIEW:

Building SF: 9,600
Vacant SF: 1,200
Office SF: 1,200
Retail SF: 1,200
Min Divisible SF: 1,200
Max Contig SF: 1,200
Signage: Monument
Lot Size: 1.68 Acres
Frontage: 335
Depth: 65
Parking Spaces: Shared Lot
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 2013
Building Class: B
Ceilings: 10'
Construction Type: Masonry



SALE/LEASE INFORMATION:

Lease Rate: \$14.00 / SF
Lease Type: NNN
NNN Expenses: \$4.00

FINANCIAL INFORMATION:

Taxes: \$28,039.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 19,000

PROPERTY DESCRIPTION:

Retail/Office building on Executive Plaza Ct in Maryville, IL. Located off N Center (Hwy 159) in the heart of town. 19,000 cars pass by Executive Plaza Ct daily; signage available for tenants on 159.

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