

FOR LEASE

Executive Plaza Court,
Maryville, IL 62062

ILLINOIS
159

1,373 SF

Executive Strip Centre I

1,200 SF

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

Cell: (618) 420-2376

collinf@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

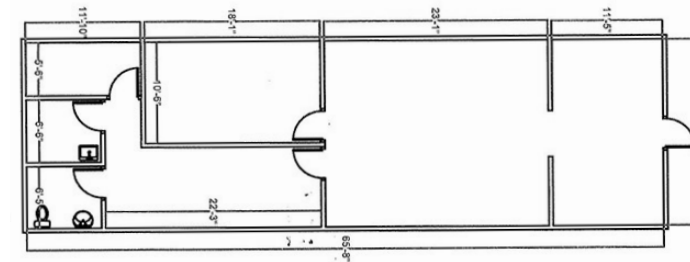
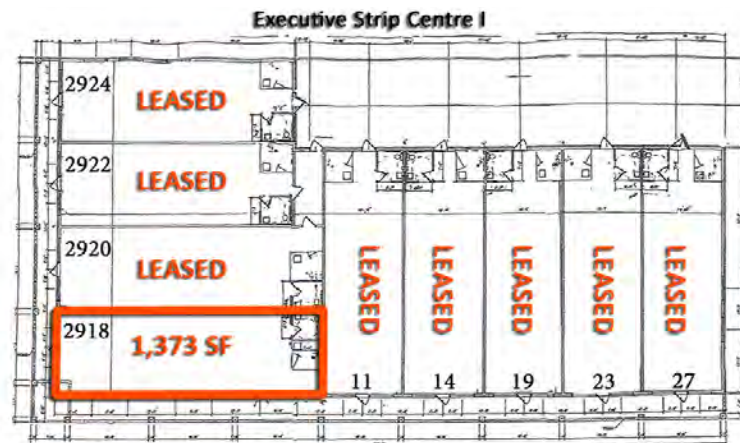
Executive Strip Centre I

Suite 2918



1,373 SF Space

A high visibility location with immediate access to IL State Route 159 (Center Street) with monument signage available on IL Route 159. It includes a shared parking lot and brick exterior as well as an average daily traffic count of 17,600. This well-appointed space is ideal for retail and office businesses. Landlord will negotiate improvements.



PROPERTY HIGHLIGHTS



Brick Exterior



Shared Parking



17,500 ADT



Frontage 211'
Depth 225'



Monument Signage

Listing No: 635.1**Retail****Total SF Available:** 1,373 SF**Min Divisible SF:** 1,373 SF**SQUARE FOOT INFO:****Building Total:** 11,580 SF**Total Available:** 1,373 SF**Direct Lease:** 1,373 SF**Sublease:** 0 SF**Office:** 1,373 SF**Retail:** 1,373 SF**Min Divisible:** 1,373 SF**Max Contiguous:** 1,373 SF**LAND MEASUREMENTS:****Acres:** 1.00**Frontage:** 211 FT**Depth:** 225 FT**PROPERTY INFORMATION:****Parcel No:** 13-2-21-02-04-401-049**County:** Madison**Zoning:** Commercial**Zoning By:** Village of Maryville**Complex:****Prior Use:****TIF:****Enterprise Zone:** No**Survey:** No**Environmental:** No**Archaeological:** No**Parking:** Shared Lot**Surface Type:** Concrete**Traffic Count:** 17,500**Property Tax:** \$28,114.92**Tax Year:** 2019Executive Strip Centre
1 Executive Plaza Ct
Maryville, IL 62062**SALE INFORMATION:****For Sale:** No**Sale Price:****Sale Price/SF:****CAP Rate:****GRM:****NOI:****LEASE INFORMATION:****For Lease:** Yes**Lease Rate:** \$14/SF**Lease Type:** NNN**Net Charges:** \$4.00**CAM Charges:****Lease Term:****Leasing Comments:**

1,373 SF Office / Retail Space.

Comments

Executive Plaza I - High Visibility and Access to IL State Route 159 (Center St.) Monument Signage Available on IL Route 159.

STRUCTURAL DATA:**Year Built:** 2010**Rehab Year:****Floors:** 1**Class:** B**Clearance Min:****Clearance Max:****Floor Drains:****Exterior:** Brick**Bay Spacing:****Sprinklers:****Listing Broker(s)**Collin Fischer CCIM
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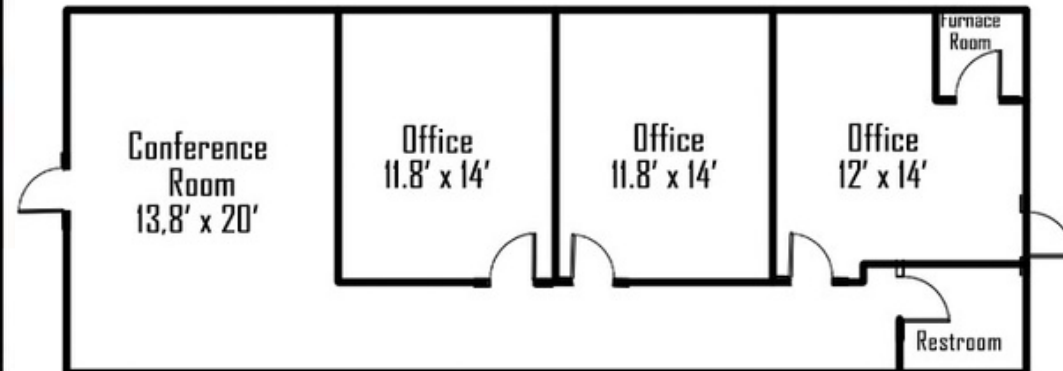
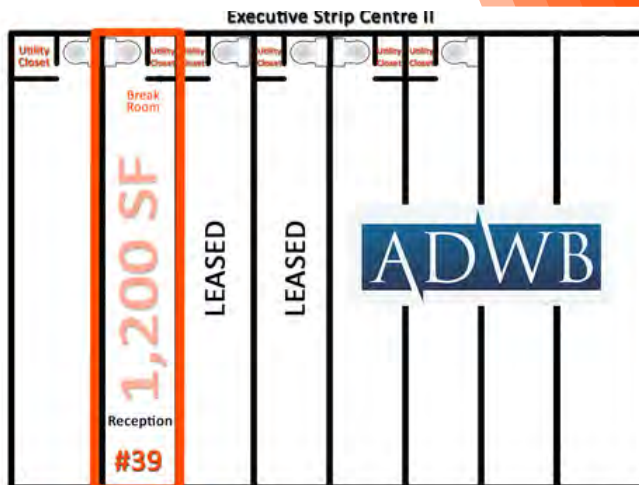
Executive Strip Centre II

Suite 39



1,200 SF available. A high visibility location with immediate access to IL State Route 159 (Center Street) with signage available on IL Route 159. It includes a shared parking lot and brick exterior as well as an average daily traffic count of 17,600. This well-appointed space is ideal for retail and office businesses. Landlord will negotiate improvements.

1,200 SF Space



PROPERTY HIGHLIGHTS



Monument Signage



Brick Exterior



Shared Parking



17,500 ADT

Listing No: 849

Retail
Total SF Available: 1,200 SF
Min Divisible SF: 1,200 SF

Executive Strip Centre II
 15 Executive Plaza Ct
 Maryville, IL 62062

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$14.00
Lease Type: NNN
Net Charges: \$4.00
CAM Charges:
Lease Term:

Leasing Comments:

Comments

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.

SQUARE FOOT INFO:

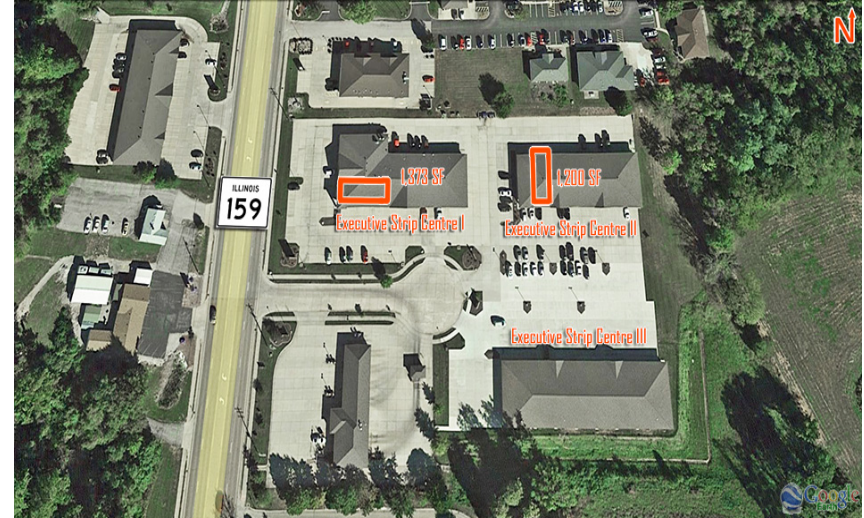
Building Total: 9,600 SF
Total Available: 1,200 SF
Direct Lease: 1,200 SF
Sublease: 0 SF
Office: 1,200 SF
Retail: 1,200 SF
Min Divisible: 1,200 SF
Max Contiguous: 1,200 SF

LAND MEASUREMENTS:

Acres: 1.68
Frontage:
Depth:

PROPERTY INFORMATION:

Parcel No: 13-2-21-02-04-401-050	TIF: No	Parking: Shared
County: Madison	Enterprise Zone: No	Surface Type: Concrete
Zoning: Commercial	Survey: Yes	Traffic Count: 17,500
Zoning By: Maryville	Environmental: No	Property Tax: \$25,402.00
Complex: Executive Strip Centre	Archaeological: No	Tax Year: 2021
Prior Use:		



STRUCTURAL DATA:

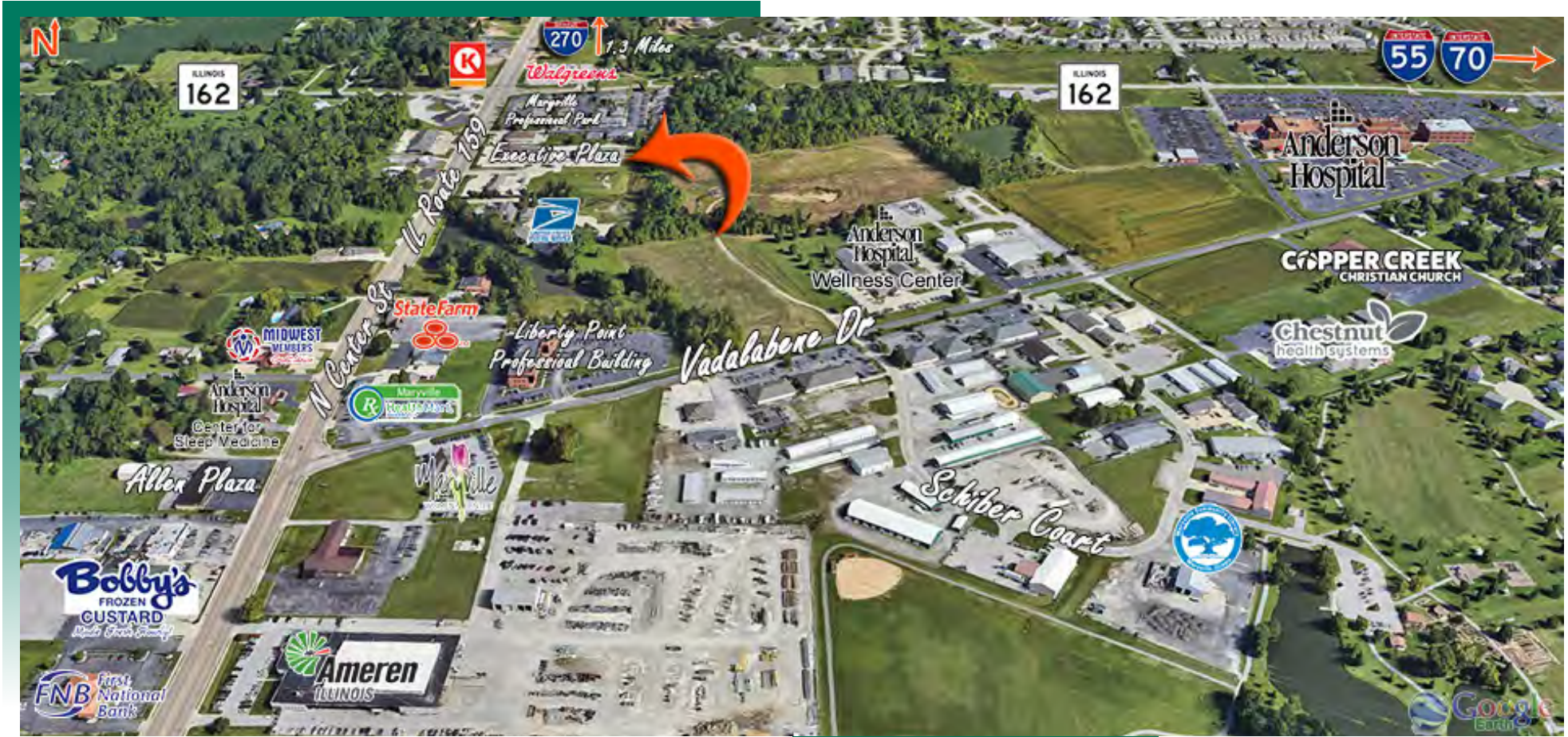
Year Built: 2013	Clearance Min: 9'	Exterior: Brick
Rehab Year:	Clearance Max: 9'	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class: B		

Listing Broker(s)

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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.

