

**FOR LEASE**

Executive Plaza Court,  
Maryville, IL 62062

ILLINOIS  
**159**



**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**

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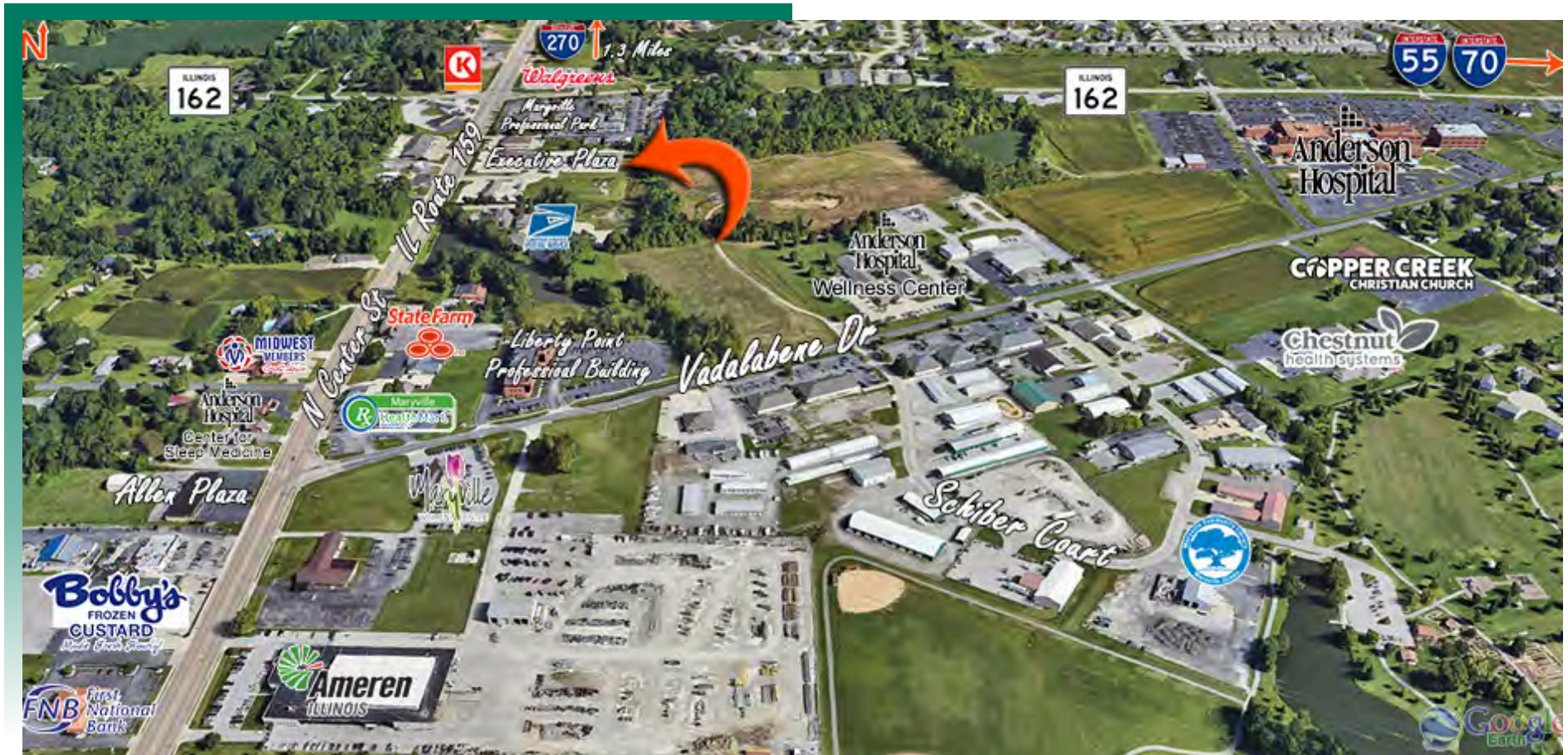


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



# AREA MAP

EXECUTIVE PLAZA COURT, MARYVILLE, IL 62062

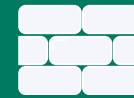


## LOCATION OVERVIEW

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



17,000+  
ADT

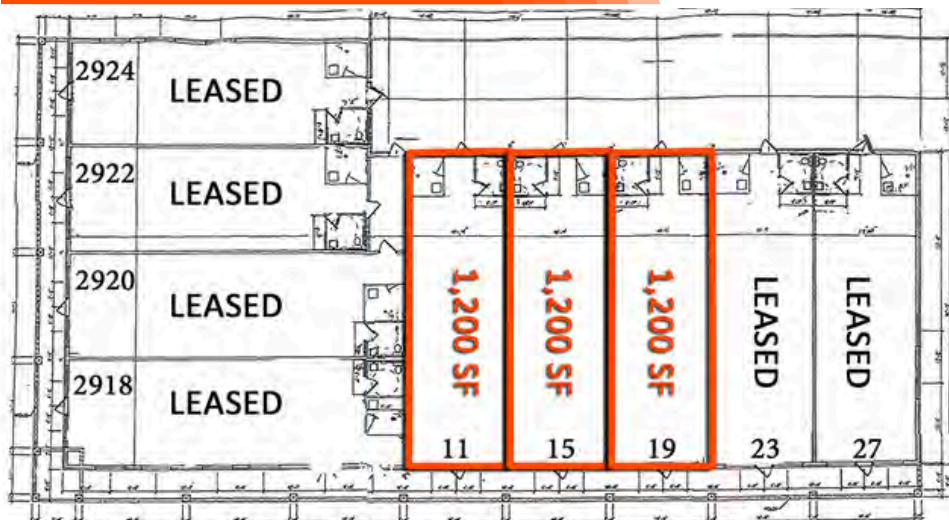


# PROPERTY PHOTOS/FLOOR PLAN - EXECUTIVE CENTRE I

EXECUTIVE PLAZA COURT, MARYVILLE, IL 62062



## FLOOR PLAN



\*not to scale



**SUITES 11, 15, 19 - 1,200 SF EACH  
OFFICE/RETAIL SUITES**

(3) Office / Retail Spaces. 1,200-3,600 contiguous SF. Situated in a high visibility location with immediate access to IL Route 159 (Center St.). Monument Signage Available on IL Route 159.

# OFFICE/RETAIL SUMMARY

## 1 EXECUTIVE PLAZA CT

**LISTING #** 635

### LOCATION DETAILS:

Parcel # 11,580  
County: IL - Madison  
Zoning: Commercial

### PROPERTY OVERVIEW:

Building SF: 11,580  
Vacant SF: 3,600  
Usable Sqft: 3,600  
Min Divisible SF: 1,200  
Max Contig SF: 3,600  
Office SF: 3,600  
Retail SF: 3,600  
Signage: Yes  
Lot Size: 1.0 Acres  
Frontage: 211  
Depth: 225  
Parking Spaces: Shared Lot  
Parking Surface Type: Concrete

### STRUCTURAL DATA:

Year Built: 2010  
Building Class: B  
Construction Type: Brick



### LEASE INFORMATION:

Lease Rate: \$13.00  
Lease Type: NNN

### FINANCIAL INFORMATION:

Taxes: \$33,007  
Tax Year: 2023

### DEMOGRAPHICS:

Traffic Count: 17,000+

### PROPERTY DESCRIPTION:

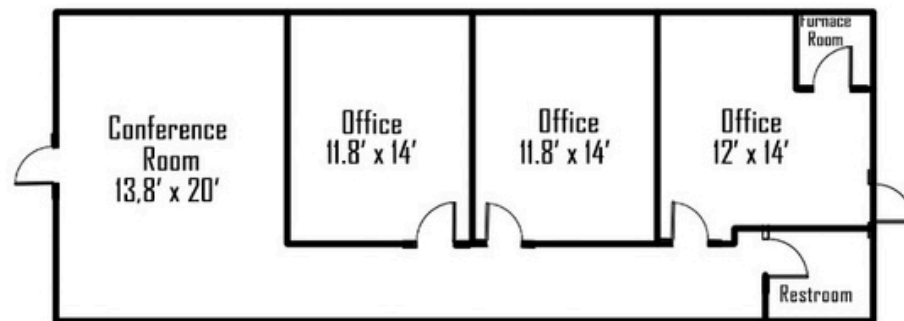
Office / Retail Space. High Visibility and Access to IL State Route 159 (Center St.) Monument Signage Available on IL Route 159.

# PROPERTY PHOTOS/FLOOR PLAN - EXECUTIVE CENTRE II

EXECUTIVE PLAZA COURT, MARYVILLE, IL 62062



## FLOOR PLAN



Sample Floor Plan

\*not to scale



## SUITE 39 - 1,200 SF OFFICE/RETAIL SUITE

(3) private offices, conference room and restroom. Situated in a high visibility location with immediate access to IL Route 159 (Center St.). Monument Signage Available on IL Route 159.



# 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:** 17,000+

## PROPERTY DESCRIPTION:

Retail/Office building on Executive Plaza Ct in Maryville, IL. Located off N Center (Hwy 159) in the heart of town. Signage available for tenants on 159.

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