

COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM

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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

#### 2921 N Center St., Maryville, IL 62062



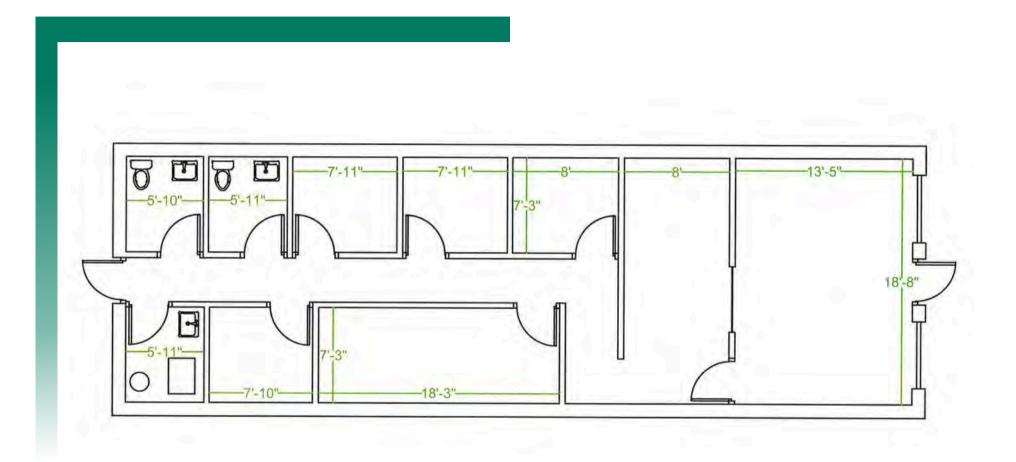
### LOCATION OVERVIEW

Located just south of IL-162 on the west side of N Center St (IL-159). Highly visible location with 16,000+ ADT. Near New Development in Maryville's main commercial corridor.

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## **FLOOR PLAN**

2921 N Center St., Maryville, IL 62062



## OFFICE/RETAIL PROPERTY SUMMARY

2921 N CENTER STREET (RT 159)

LISTING #	2731	162 LA LA	270 ); ; ////.
LOCATION DETAILS:			
Parcel #:	13-2-21-02-03-301-012/-012.001	Contraction of the second	2- Alt Charles Antonio
County:	IL - Madison	State farm	Welness Center
Zoning:	General Commercial - Maryville		terig Print second Building Vadalabone Ve
PROPERTY OVERVIEW:		Beer Webline	
Building SF:	10,800	Allen Plaza	Constant States &
Vacant SF:	1,400	Cous / Alan =	
Usable Sqft:	1,400	TARD TARD	
Min Divisible SF:	1,400	House F Ameren	
Max Contig SF:	1,400	and the second second	
Office SF:	1,400	SALE/LEASE INFORMATION:	
Retail SF:	1,400	Lease Rate:	\$15.00 / SF
Signage:	Monument	Lease Type:	NNN
Lot Size:	1.17 Acres	NNN Expenses:	\$4.75
Frontage:	200	FINANCIAL INFORMATI	ON:
Depth:	118	Taxes:	\$34,685.00
Parking Spaces:	100	Tax Year:	2023
Parking Surface Type:	Concrete	DEMOGRAPHICS:	
STRUCTURAL DATA:		Traffic Count:	16,000+
Year Built:	2009		10,000+
Yr Renovated:	2020	PROPERTY DESCRIPTION:	
Building Class:	В	Retail Center with High Visibility on Busy IL Route 159. Monument Signage A 16,000+ Daily Traffic Count. Located near Lighted intersection Near Anderso Welgroops and Other New Developments. The appace can be remodel depend	
Ceilings:	10'		
Construction Type:	Brick, Brick	Walgreens and Other New Developments. The space can be remodel depend needs of the Tenant.	

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