

FOR LEASE

2921 N Center St
Maryville, IL 62062

1,400 SF



HIGHLY VISIBLE SPACE ON IL ROUTE 159

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AREA MAP

2921 N Center St., Maryville, IL 62062

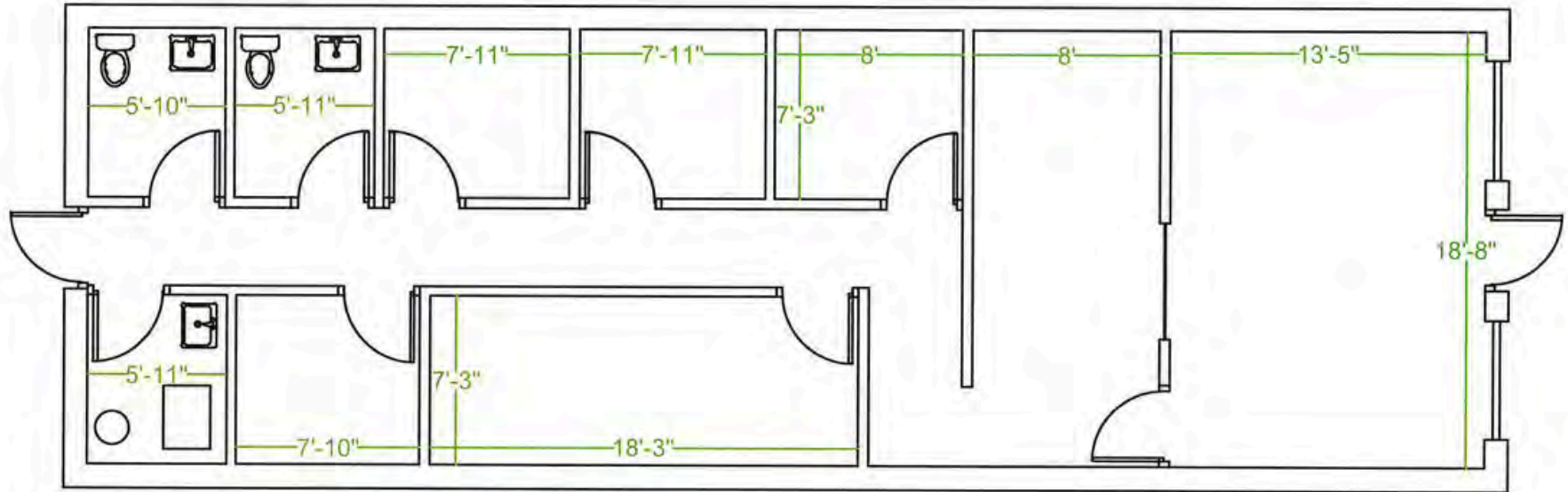


LOCATION OVERVIEW

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.

FLOOR PLAN

2921 N Center St., Maryville, IL 62062



*Not to scale

OFFICE/RETAIL PROPERTY SUMMARY

2921 N CENTER STREET (RT 159)

LISTING # 2731

LOCATION DETAILS:

Parcel #: 13-2-21-02-03-301-012/-012.001
County: IL - Madison
Zoning: General Commercial - Maryville

PROPERTY OVERVIEW:

Building SF: 10,800
Vacant SF: 1,400
Usable Sqft: 1,400
Min Divisible SF: 1,400
Max Contig SF: 1,400
Office SF: 1,400
Retail SF: 1,400
Signage: Monument
Lot Size: 1.17 Acres
Frontage: 200
Depth: 118
Parking Spaces: 100
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 2009
Yr Renovated: 2020
Building Class: B
Ceilings: 10'
Construction Type: Brick, Brick



SALE/LEASE INFORMATION:

Lease Rate: \$15.00 / SF
Lease Type: NNN
NNN Expenses: \$4.75

FINANCIAL INFORMATION:

Taxes: \$34,685.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 16,000+

PROPERTY DESCRIPTION:

Retail Center with High Visibility on Busy IL Route 159. Monument Signage Available with 16,000+ Daily Traffic Count. Located near Lighted intersection Near Anderson Hospital, Walgreens and Other New Developments. The space can be remodel depending upon the needs of the Tenant.