

FOR LEASE

516 Edwardsville Rd.
Troy, IL 62294



TWO 1,400 SF OFFICE/RETAIL BAYS

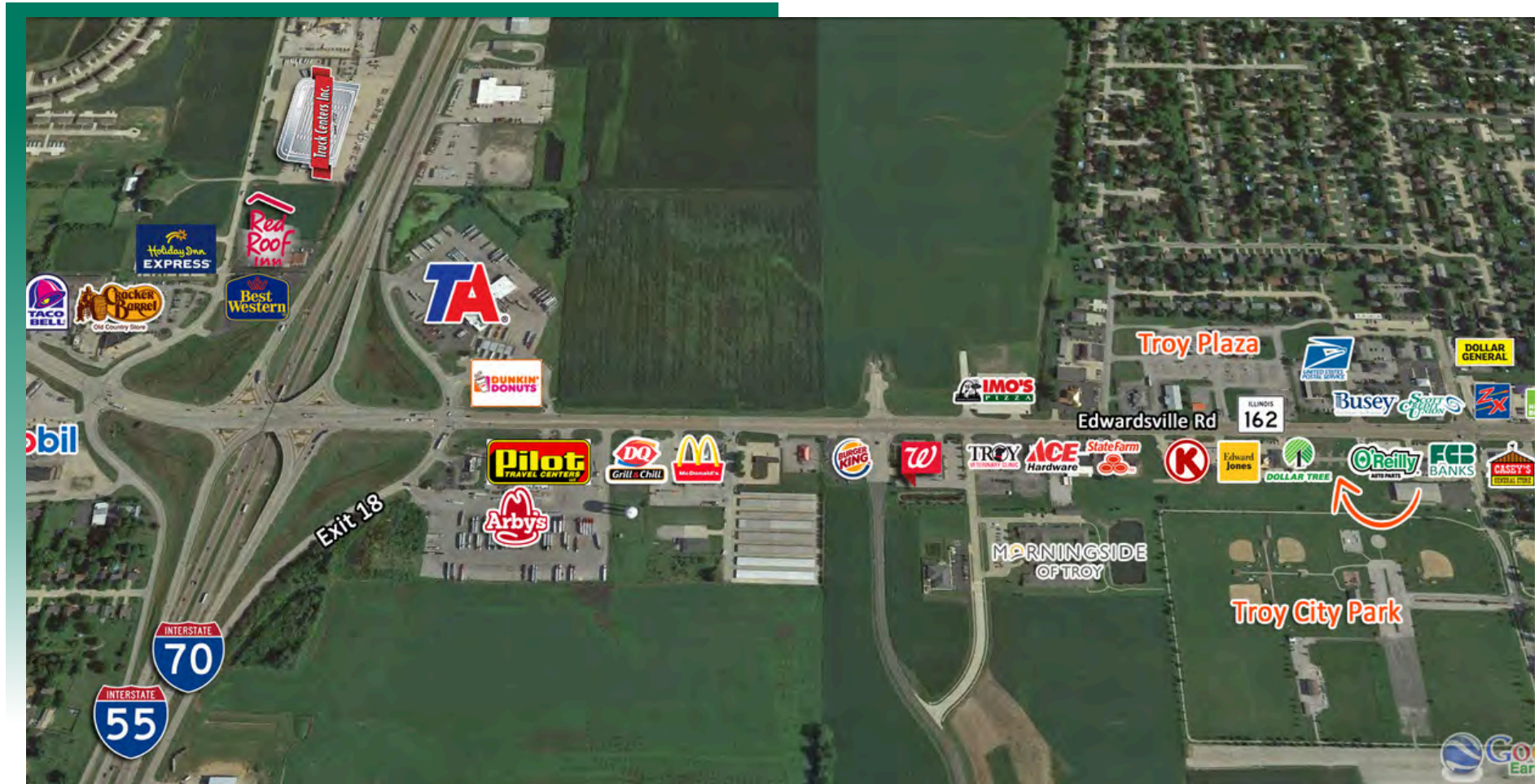
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AREA MAP

516 Edwardsville Rd., Troy, IL 62294



LOCATION OVERVIEW

High visibility location on Edwardsville Rd. (IL Route 162) with 14,600 ADT. Other tenants in the center include Little Caesar's and Top Pay Gaming.

OFFICE/RETAIL PROPERTY SUMMARY

516 EDWARDSVILLE RD, TROY, IL

LISTING # 2333

LOCATION DETAILS:

Parcel #: 09-2-22-08-02-201-023
County: IL - Madison
Zoning: C-2 - Troy

PROPERTY OVERVIEW:

Building SF: 5,218
Vacant SF: 2,804
Usable Sqft: 2804
Min Divisible SF: 1,402
Max Contig SF: 2,804
Office SF: 2,804
Retail SF: 2,804
Signage: Building & Marquee
Lot Size: 0.72 Acres
Frontage: 157
Depth: 200
Parking Spaces: 26
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 2018
Yr Renovated: N/A
Ceilings: 9'-10'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$14.50 / SF
Lease Type: NNN
CAM: \$4.50

FINANCIAL INFORMATION:

Taxes: \$8,113.00

DEMOGRAPHICS:

Traffic Count: 14,600

PROPERTY DESCRIPTION:

Two 1,400 SF Bays – 2,800 SF Contiguous for Lease. Join Little Caesar's and Top Pay Gaming.



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