

TWO 1,400 SF OFFICE/RETAIL BAYS



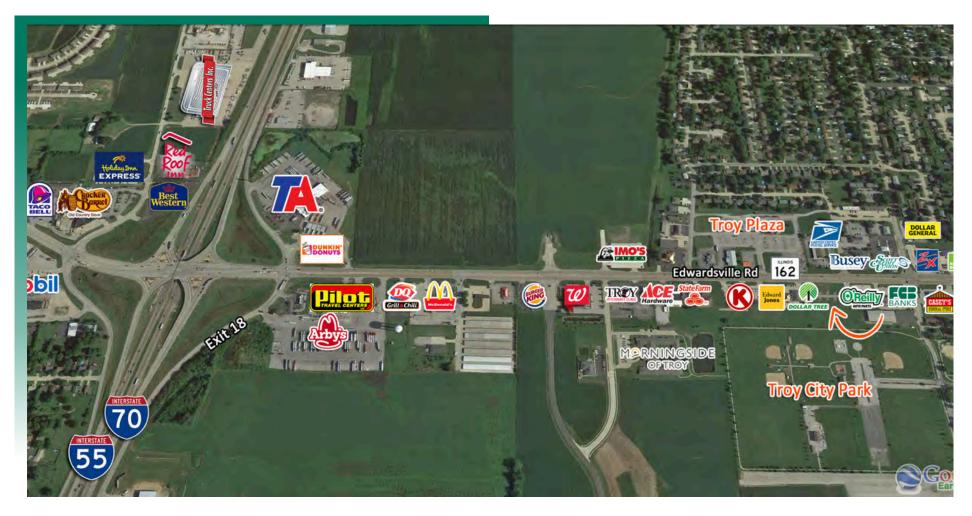
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

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.

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OFFICE/RETAIL PROPERTY SUMMARY

516 EDWARDSVILLE RD, TROY, IL

LISTING #	2333			
LOCATION DETAILS:			TOPSTAN US	
Parcel #:	09-2-22-08-02-201-023	B	C Product V	
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	LEASE INFORMATION:	LEASE INFORMATION:	
Max Contig SF:	2,804	Lease Rate:	\$14.50 / SF	
Office SF:	2,804		¢	
Retail SF:	2,804	Lease Type:	NNN	
Signage:	Building & Marquee			
Lot Size:	0.72 Acres	CAM:	\$4.50	
Frontage:	157	FINANCIAL INFORMAT	FINANCIAL INFORMATION:	
Depth:	200			
Parking Spaces:	26	Taxes:	\$8,113.00	
Parking Surface Type:	Concrete			
STRUCTURAL DATA:		DEMOGRAPHICS:		
Year Built:	2018	Traffic Count:	14,600	
Yr Renovated:	N/A	PROPERTY DESCRIPTI	PROPERTY DESCRIPTION:	
Ceilings:	9'-10'		Two 1,400 SF Bays –2,800 SF Contiguous for Lease. Join Little Caesar's and Top Pay Gaming.	
Construction Type:	Brick			

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