

WHISPERING HEIGHTS

OFFICE/RETAIL SUITES FOR LEASE – STARTING AT 1,500 SF

1001 - 1010 Enclave Blvd. | Edwardsville, IL 62025



WHISPERING
heights

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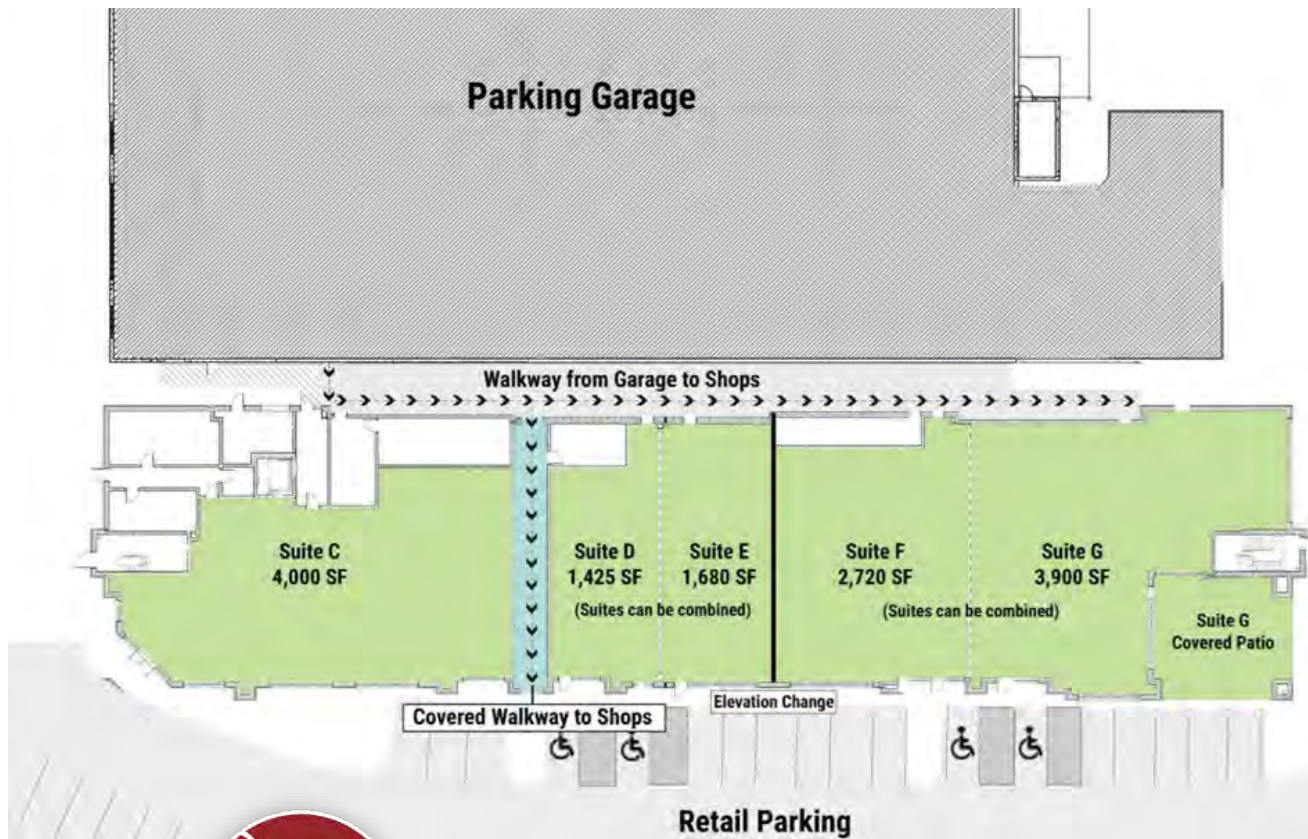
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

WHISPERING *heights*

Whispering Heights is a premier mixed-use development located in a high growth area. The complex fronts IL Route 157 with over 12,000 CPD. There are 153 Luxury Apartment with over 1,000 residential tenants currently residing in the complex.

There are currently (5) Class A Office/Retail Suites available for Lease ranging from 1,500 to 3,900 contiguous SF.

OFFICE / RETAIL SPACE



North Building

Suite C: 4,000 SF

Suite D: 1,425 SF

Suite E: 1,680 SF

Suite F: 2,720 SF

Suite G: 3,900 SF*

*comes with cover patio

LEASE RATES:

\$25/SF, NNN

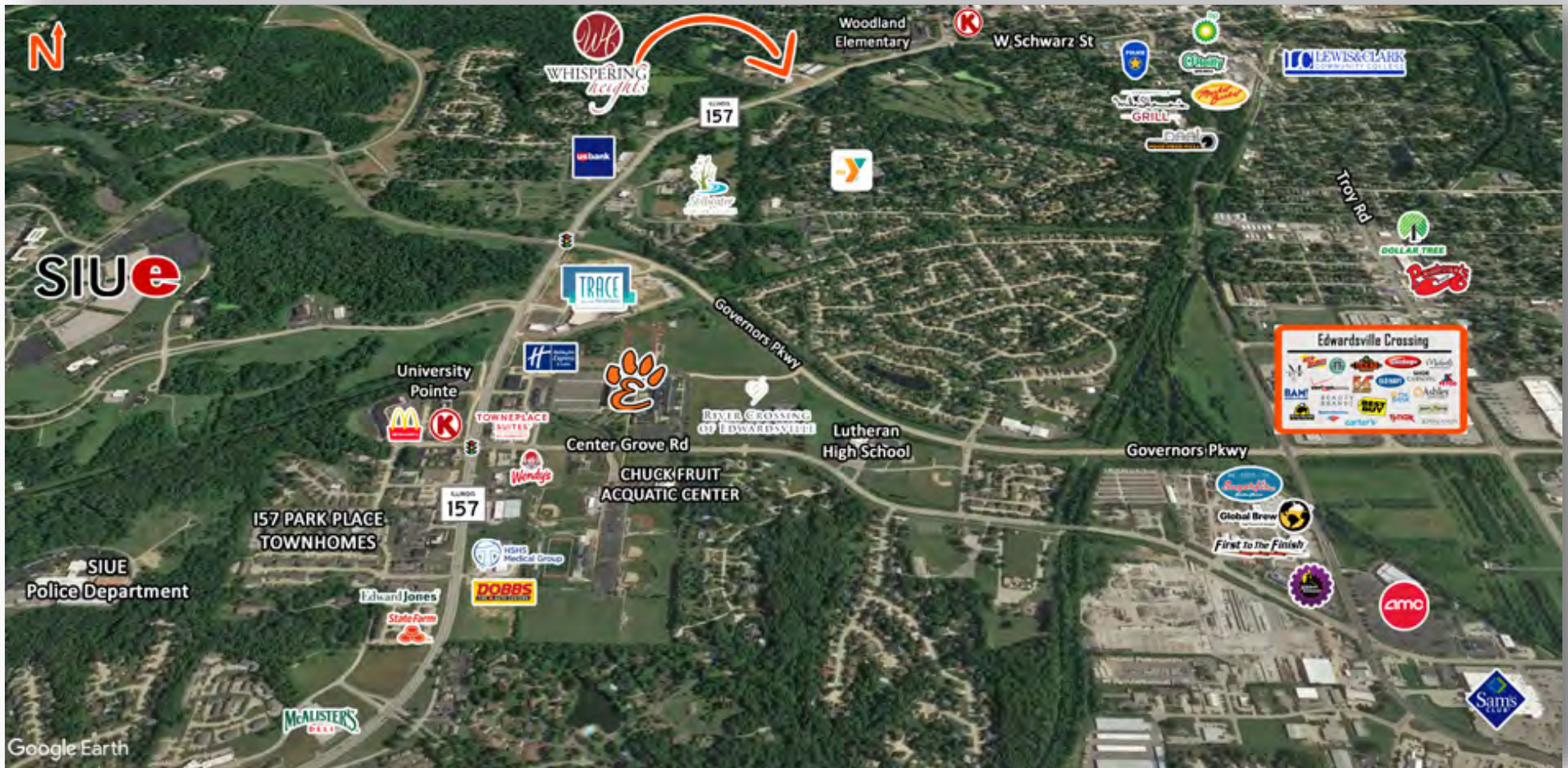
South Building

Suite A: Leased

Suite B: Leased



Located directly between Downtown Edwardsville
& Southern Illinois University Edwardsville (SIUE)



AREA DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Population | 6,338 | 34,359 | 47,758 |
| Households | 2,936 | 14,078 | 19,466 |
| Average HH Income | \$67,320 | \$81,130 | \$85,118 |

AREA PROFILE

Edwardsville is located on the thriving Illinois side of the Mississippi River just half an hour from St. Louis, Missouri and is known as “The Retail Hub of Madison County”.

<https://www.cityofedwardsville.com/>

Listing No: 2476

Retail

Office

Whispering Heights
1010 Enclave Blvd
Edwardsville, IL 62025**SALE INFORMATION:**

For Sale: No

Sale Price:

Sale Price/SF:

CAP Rate:

GRM:

NOI:

LEASE INFORMATION:

For Lease: Yes

Lease Rate: \$25.00

Lease Type: NNN

Net Charges: \$6.40

CAM Charges:

Lease Term:

Leasing Comments:

(5) A class Office/Retail spaces in Edwardsville growth market. Spaces range from 1,500 - 3,900 contiguous SF.

Comments

Whispering Heights is a premiere mixed-used development located off IL Route 157 in a high growth area of Edwardsville.

Total SF Available: 13,725 SF

Min Divisible SF: 1,500 SF

SQUARE FOOT INFO:

Building Total: 17,730 SF

Total Available: 13,725 SF

Direct Lease: 13,725 SF

Sublease: 0 SF

Office: 13,725 SF

Retail: 13,725 SF

Min Divisible: 1,500 SF

Max Contiguous: 3,900 SF

LAND MEASUREMENTS:

Acres: 4.23

Frontage: 800 FT

Depth:

PROPERTY INFORMATION:

Parcel No: 14-2-15-10-04-401-002

County: Madison

Zoning: B2

Zoning By: City of Edwardsville

Complex:

Prior Use:

TIF: No

Enterprise Zone: No

Survey: No

Environmental: No

Archaeological: No

Parking: 5.8/1000

Surface Type:

Traffic Count: 12,400

Property Tax:

Tax Year:

**STRUCTURAL DATA:**

Year Built: 2018 Clearance Min: Exterior: Brick

Rehab Year: Clearance Max: Bay Spacing:

Floors: 6 Floor Drains: Sprinklers:

Class: A

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