

# WHISPERING HEIGHTS

ONLY TWO OFFICE/RETAIL SUITES REMAINING

1001 - 1010 Enclave Blvd. | Edwardsville, IL 62025



WHISPERING  
*heights*

**BARBERMURPHY**

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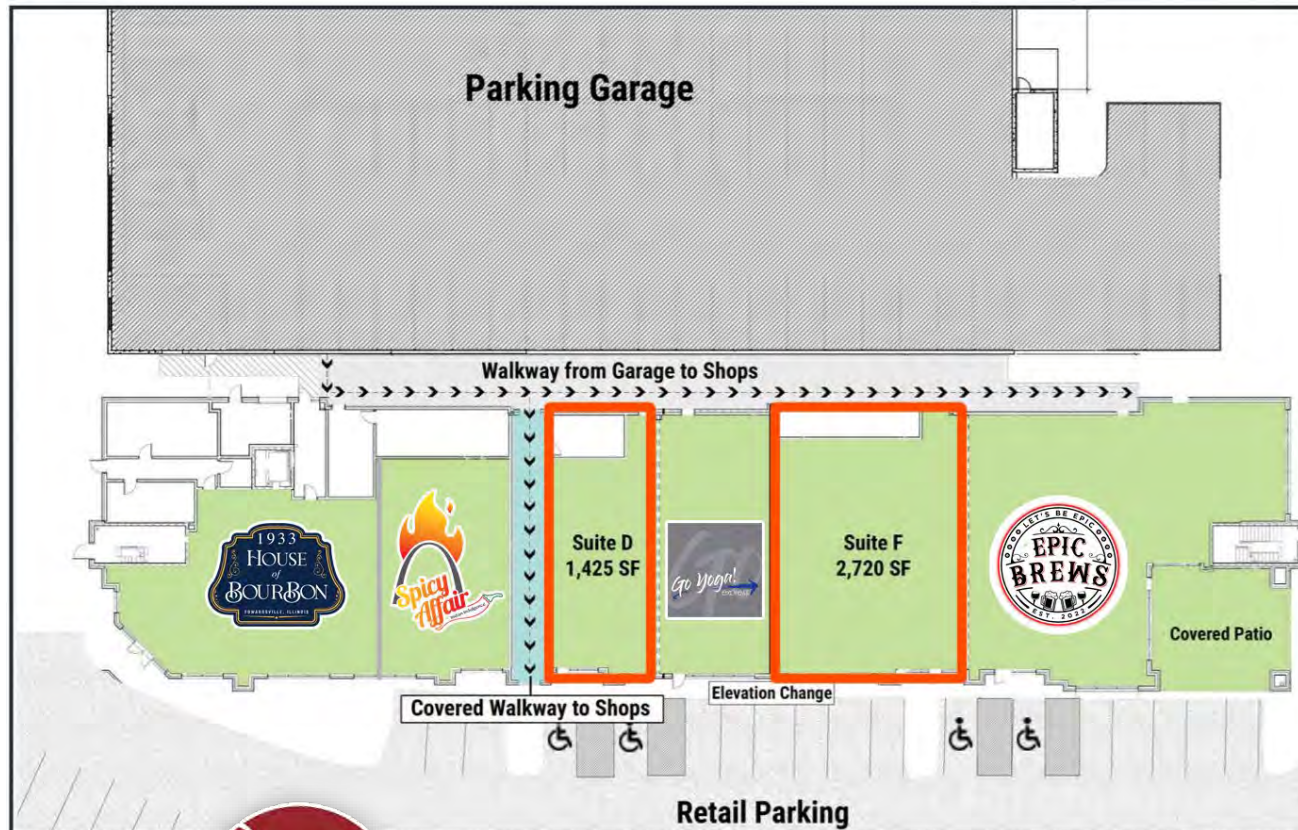
# WHISPERING *heights*

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 (2) Class A Office/Retail Suites available for Lease ranging from 1,425 to 2,720 SF.

Current Tenants: House of Bourbon, Spicy Affair, Go Yoga Express, Epic Brew and Neighbors Bake Shop

# OFFICE / RETAIL SPACE



## North Building

~~Suite C: 4,000 SF~~ Leased  
Suite D: 1,425 SF  
~~Suite E: 1,680 SF~~ Leased  
Suite F: 2,720 SF  
~~Suite G: 3,900 SF\*~~ Leased  
\*comes with cover patio

**LEASE RATES:**  
**\$25/SF, NNN**

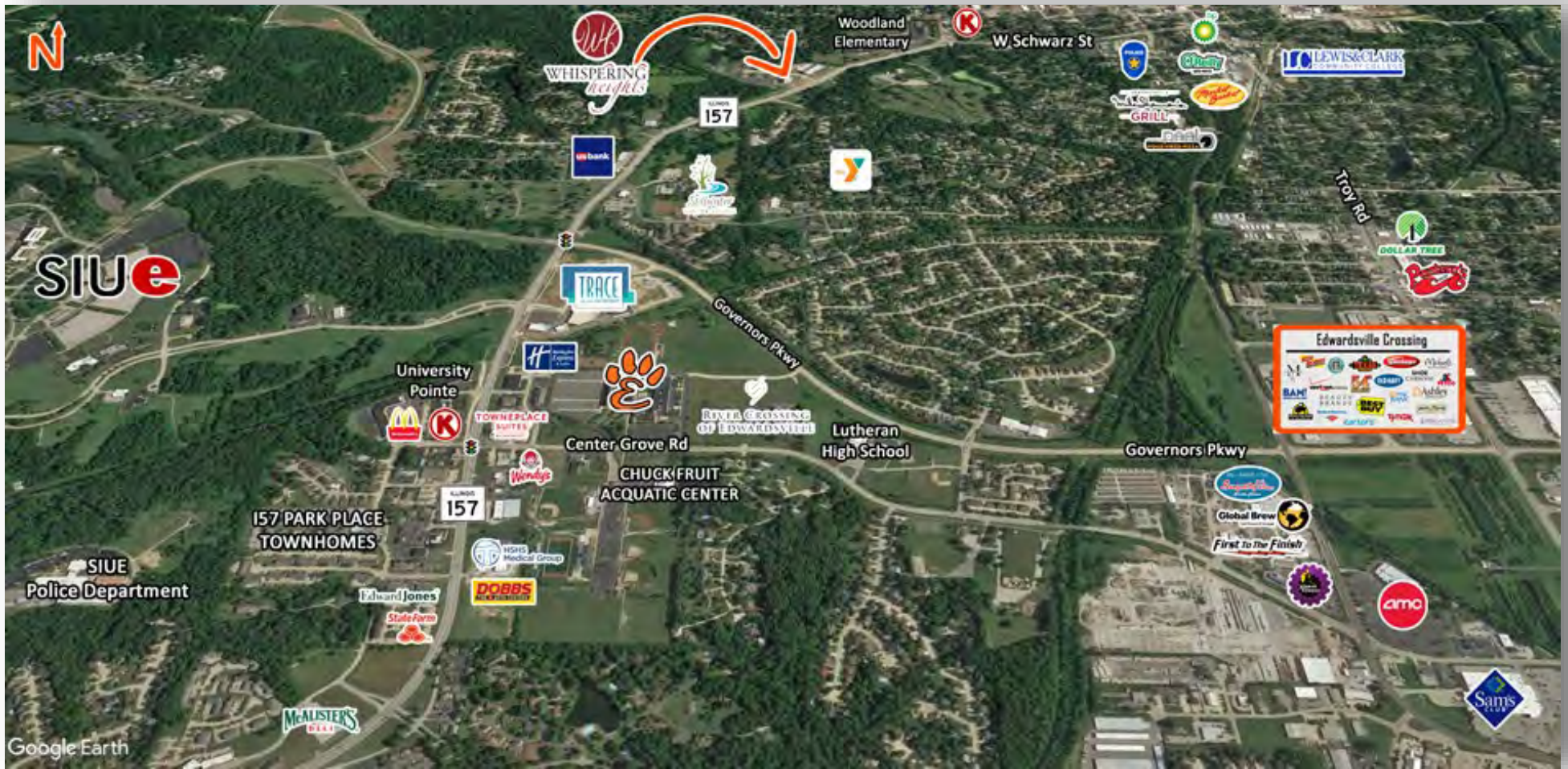
## South Building

Suite A: Leased  
Suite B: Leased



WHISPERING  
*heights*

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  
OfficeWhispering 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:**

(2) A class Office/Retail spaces in Edwardsville growth market. Spaces range from 1,425 - 2,720 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: 4,145 SF  
Min Divisible SF: 1,425 SF**SQUARE FOOT INFO:**Building Total: 17,730 SF  
Total Available: 4,145 SF  
Direct Lease: 4,145 SF  
Sublease: 0 SF  
Office: 4,145 SF  
Retail: 4,145 SF  
Min Divisible: 1,425 SF  
Max Contiguous: 2,720 SF**LAND MEASUREMENTS:**Acres: 4.23  
Frontage: 800 FT  
Depth:**PROPERTY INFORMATION:**

Parcel No:	14-2-15-10-04-401-002	TIF:	No	Parking:	5.8/1000
County:	Madison	Enterprise Zone:	No	Surface Type:	
Zoning:	B2	Survey:	No	Traffic Count:	12,400
Zoning By:	City of Edwardsville	Environmental:	No	Property Tax:	
Complex:		Archaeological:	No	Tax Year:	
Prior Use:					

**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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