

**FOR SALE**  
-AND-  
**LEASE**

7354 State Route 162  
Troy, IL 62294

2,000-4,000 SF



**12,000 SF OFFICE/RETAIL BUILDING FOR SALE WITH SPACE FOR LEASE  
OWNER/USER INVESTMENT OPPORTUNITY**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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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

7354 State Route 162, Troy, IL 62294



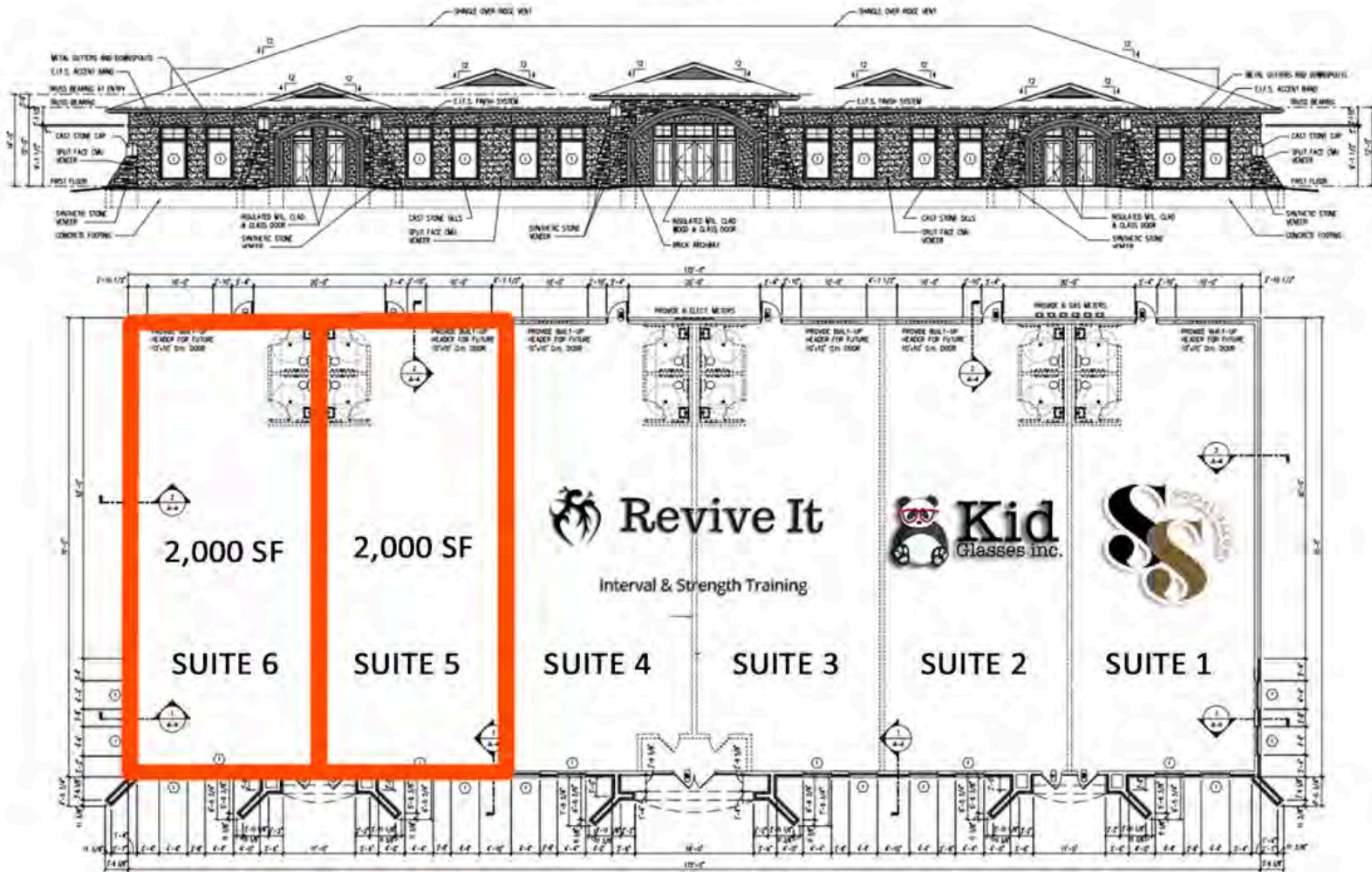
## LOCATION OVERVIEW

Located on Illinois Route 162 near the I-55/70 interchange on Exit 18. Interstate 270 and Route 159 within one mile of property. Situated near new housing, and three local schools.

# FLOOR PLAN

7354 State Route 162, Troy, IL 62294

Exhibit A



\*Not to scale

# OFFICE/RETAIL PROPERTY SUMMARY

7354 STATE ROUTE 162

**LISTING #** 2623

## LOCATION DETAILS:

**Parcel #:** 09-2-22-06-00-000-017  
**County:** IL - Madison  
**Zoning:** Commercial

## PROPERTY OVERVIEW:

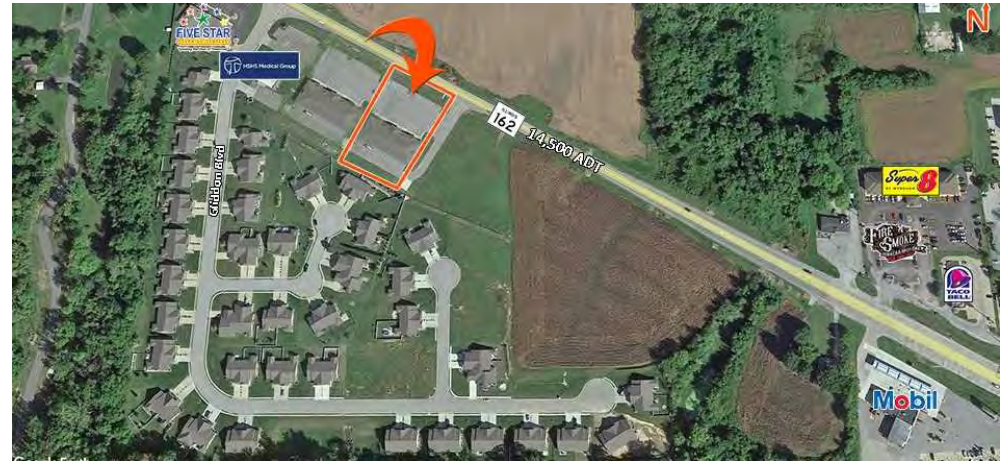
**Building SF:** 12,040  
**Vacant SF:** 4,000  
**Usable Sqft:** 12,000  
**Min Divisible SF:** 2,000  
**Max Contig SF:** 4,000  
**Office SF:** 12,000  
**Retail SF:** 12,000  
**Signage:** Monument  
**Lot Size:** 1.44 Acres  
**Frontage:** 225'x285'  
**Depth:** 70  
**Parking Spaces:** 69  
**Parking Surface Type:** Concrete

## STRUCTURAL DATA:

**Year Built:** 2021  
**Building Class:** A  
**Ceilings:** 7'-12'  
**Construction Type:** Brick

## TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** No



## SALE/LEASE INFORMATION:

**Sale Price:** \$2,300,000  
**Price / SF:** \$191.03  
**Lease Rate:** \$15.00 - \$17.00/SF  
**Lease Type:** NNN  
**NNN Expenses:** \$4.50

## FINANCIAL INFORMATION:

**Taxes:** \$17,593.00  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 14,500

## PROPERTY DESCRIPTION:

2,000 - 4,000 SF of Lease space available to lease or owner occupy. Entire property is available as an excellent low maintenance investment property. Fast growth area with excellent access. Parking in front and rear for employees and clients. Monument sign available

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