

FOR SALE
-AND-
LEASE

7346 State Route 162
Troy, IL 62294

2,000-6,000 SF

**6,000 SF OFFICE/RETAIL CONDO FOR SALE WITH SPACE FOR LEASE
OWNER/USER INVESTMENT OPPORTUNITY**

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

7346 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

7346 State Route 162, Troy, IL 62294

Exhibit A



*Not to scale

OFFICE/RETAIL PROPERTY SUMMARY

7346 STATE ROUTE 162

LISTING # 2624

LOCATION DETAILS:

Parcel #: 09-2-22-06-00-000-019
County: IL - Madison
Zoning: Commercial - Troy IL

PROPERTY OVERVIEW:

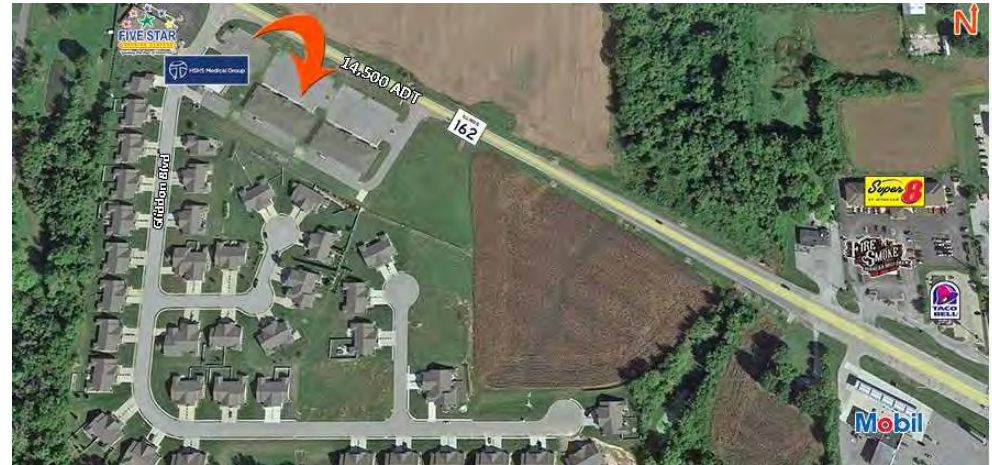
Building SF: 12,040
Vacant SF: 6,000
Min Divisible SF: 2,000
Max Contig SF: 6,000
Office SF: 6,000
Retail SF: 6,000
Signage: 6,000
Lot Size: 1.44 Acres
Frontage: 225
Depth: 285
Parking Spaces: 69
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2022
Building Class: A
Construction Type: Brick

TAX INCENTIVE ZONES:

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



SALE/LEASE INFORMATION:

Sale Price: \$1,150,000
Price / SF: \$95.51
Lease Rate: \$15.00 - \$17.00/SF
Lease Type: NNN
NNN Expenses: \$4.50

FINANCIAL INFORMATION:

Taxes: \$8,088.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 14,500

PROPERTY DESCRIPTION:

2,000 - 6,000 SF of Lease space available to lease or owner occupy. Entire property is available as a 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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