

TROY TOWN CENTRE II

635-653 Edwardsville Road, Troy, Illinois 62294

FOR LEASE



BARBERMURPHY

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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



PROPERTY SUMMARY

- (3) 1,540 SF Bays – Finish to Suit
- Up to 4,620 SF Available
- Highly visible location with 14,000 ADT
- Monument signage on IL-162

LEASE RATES STARTING AT:
\$14.00/SF, NNN

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AVAILABLE SPACE & FLOOR PLAN

635-653 Edwardsville Road, Troy, Illinois 62294



AREA PROPERTIES

TROY TOWN CENTRE RETAIL II

635 – 653 Edwardsville Road, Troy, Illinois 62294

(3)1,540 SF Bays - Finish to Suit



TROY TOWN CENTRE RETAIL I

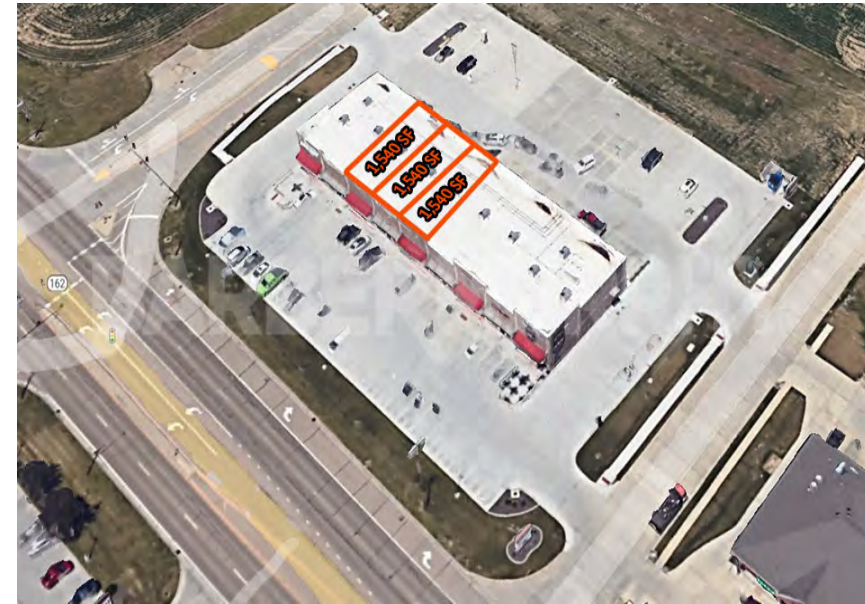
2108 Town Centre, Troy, Illinois 62294

2,426 SF – Finish to Suit



Listing No: 2676**Retail**635-653 Edwardsville Rd
Troy, IL 62294**SALE INFORMATION:****For Sale:** No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:**LEASE INFORMATION:****For Lease:** Yes
Lease Rate: \$14.00
Lease Type: NNN
Net Charges: \$4.50
CAM Charges:
Lease Term:**Leasing Comments:**

Finish to Suit. Tenant Improvements Negotiable.

Total SF Available: 4,620 SF
Min Divisible SF: 1,540 SF**SQUARE FOOT INFO:****Building Total:** 14,405 SF
Total Available: 4,620 SF
Direct Lease: 4,620 SF
Sublease: 0 SF
Office: 4,620 SF
Retail: 4,620 SF
Min Divisible: 1,540 SF
Max Contiguous: 4,620 SF**LAND MEASUREMENTS:****Acres:** 2.50
Frontage: 300 FT
Depth: 280 FT**PROPERTY INFORMATION:****Parcel No:** 09-2-22-05-00-000-019/020
County: Madison
Zoning: C-3
Zoning By: Troy
Complex: Troy Town Centre
Prior Use:
TIF: No
Enterprise Zone: No
Survey: Yes
Environmental: No
Archaeological: No
Parking: 7; 1000
Surface Type: Concrete
Traffic Count: 14,000
Property Tax: \$36,948.04
Tax Year:**Comments**

1,540 - 4,620 SF available. Join Joe's Pizza, Jimmy John's and Athletico. Highly visible location on IL-162 (Edwardsville Rd) with 14,000 ADT

STRUCTURAL DATA:**Year Built:** 2020
Rehab Year:
Floors: 1
Class: B
Clearance Min: 9'
Clearance Max: 10'
Floor Drains:
Exterior: Brick
Bay Spacing:
Sprinklers:**Listing Broker(s)**Collin Fischer CCIM
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