

FOR SALE & LEASE

7,500 SF OFFICE/RETAIL BUILDING

1301 E EDWARDSVILLE RD, WOOD RIVER, IL 62095



REDUCED SALE PRICE: \$450,000 / LEASE RATE: \$4,000/MONTH, NNN

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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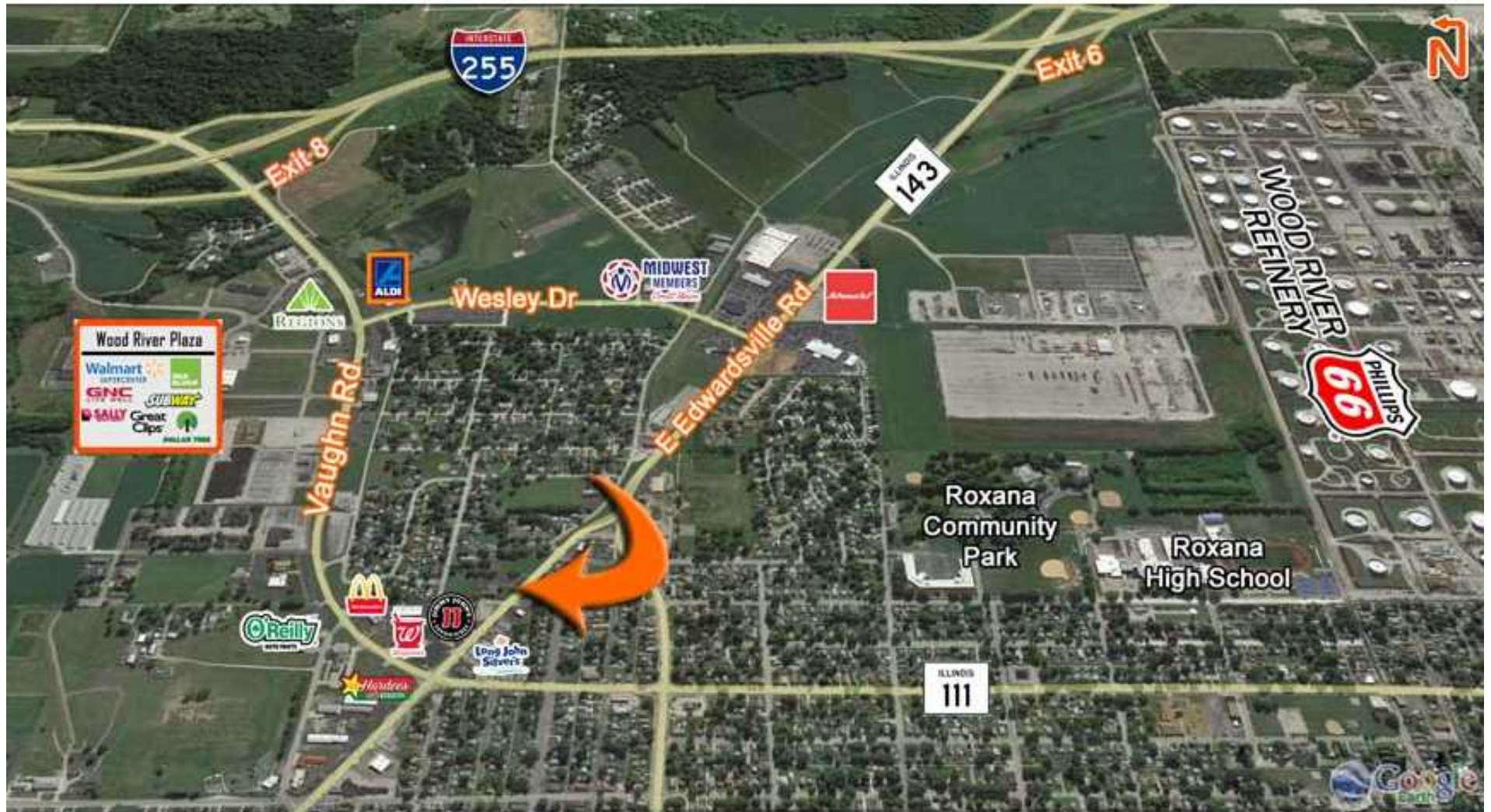
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

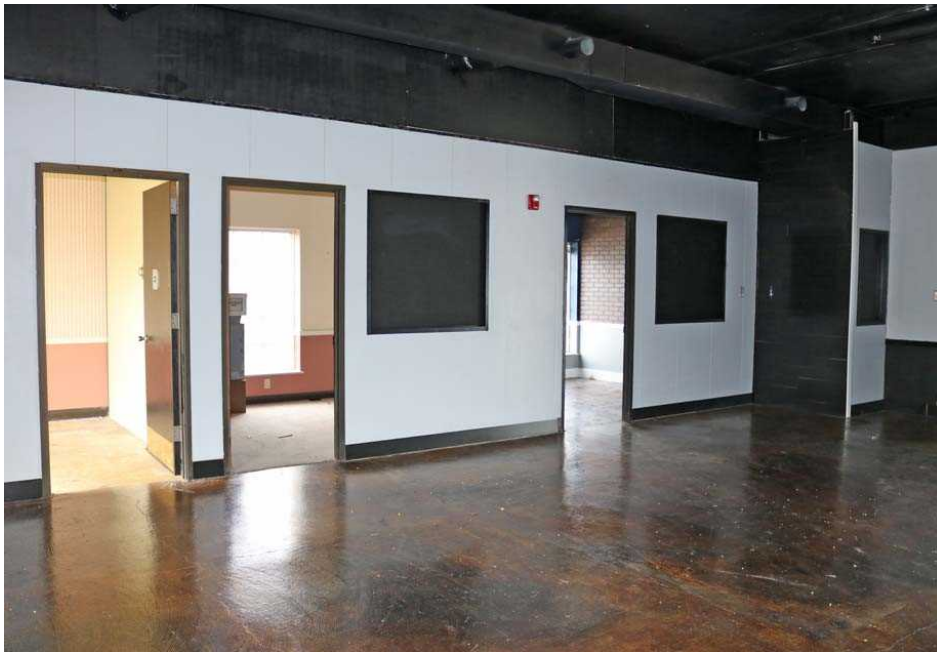
AERIAL MAP

7,500 SF Office/Retail Building
1301 E Edwardsville Rd | Wood River, IL 62095



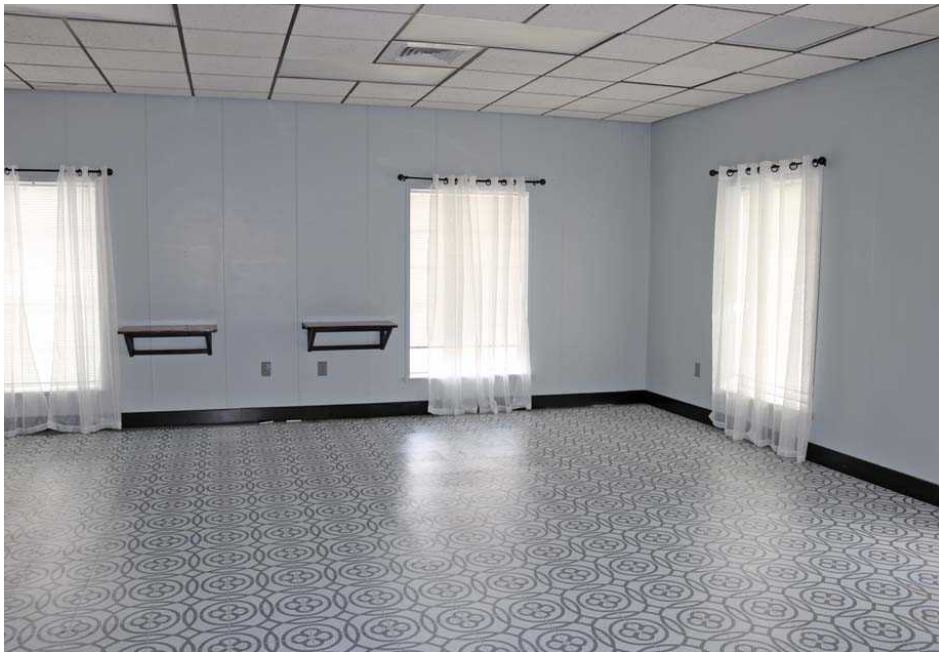
PROPERTY PHOTOS

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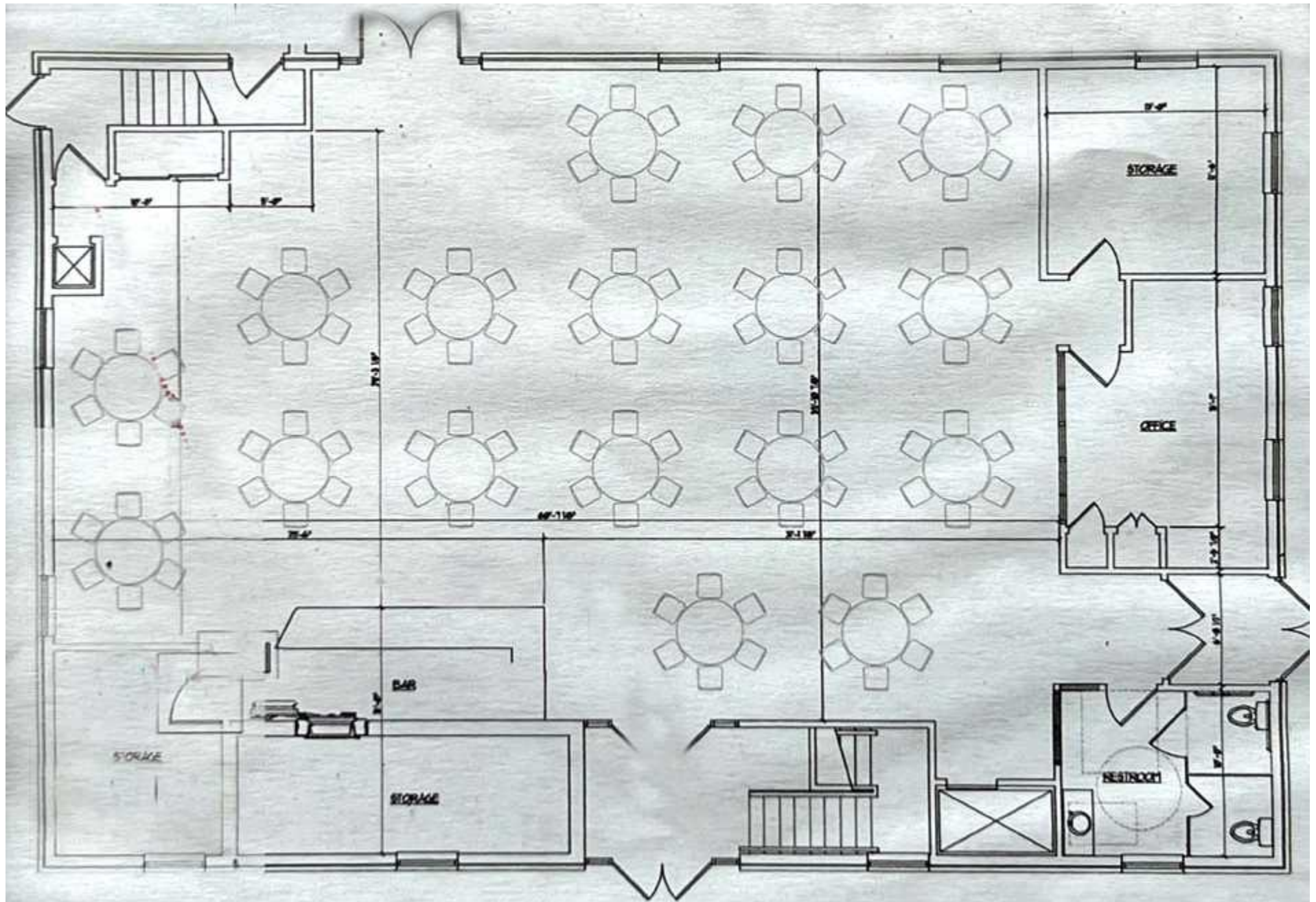
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FLOOR PLAN: 1ST FLOOR

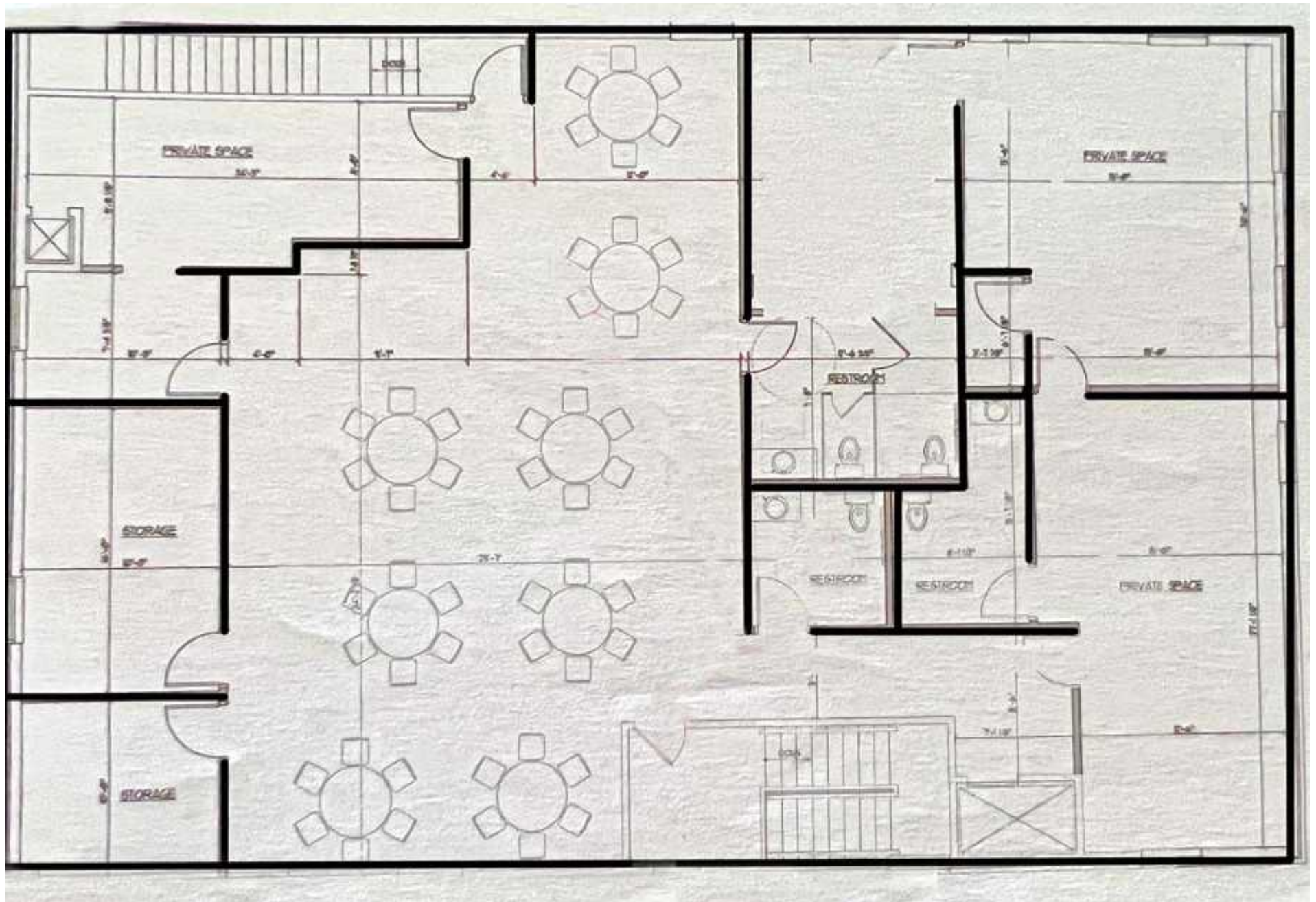
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FLOOR PLAN: 2ND FLOOR

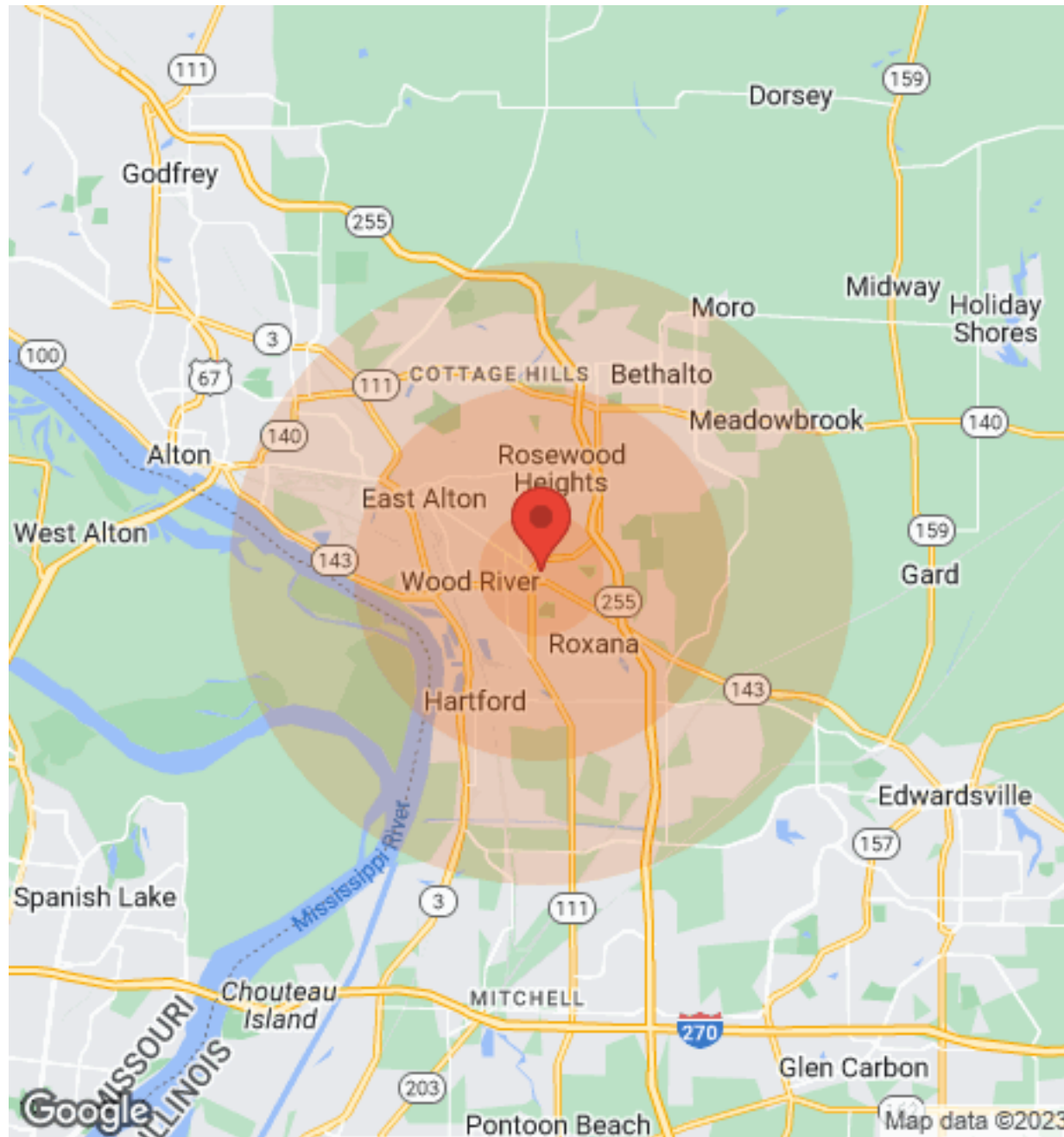
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DEMOGRAPHICS

7,500 SF Office/Retail Building
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Population	1 Mile	3 Miles	5 Miles
Male	3,959	11,484	26,718
Female	4,269	12,572	28,440
Total Population	8,228	24,056	55,158

Income	1 Mile	3 Miles	5 Miles
Median	\$50,158	\$44,106	\$44,799
< \$15,000	206	1,505	3,264
\$15,000-\$24,999	218	1,337	3,180
\$25,000-\$34,999	446	998	2,525
\$35,000-\$49,999	689	1,695	3,802
\$50,000-\$74,999	932	2,276	4,600
\$75,000-\$99,999	560	1,151	2,732
\$10,000-\$149,999	295	915	2,008
\$150,000-\$199,999	49	168	423
> \$200,000	4	84	308

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,703	11,127	25,092
Occupied	3,366	10,158	22,911
Owner Occupied	2,554	7,036	15,761
Renter Occupied	812	3,122	7,150
Vacant	337	969	2,181

OFFICE/RETAIL PROPERTY INFO

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SQUARE FOOT INFO

Building SF:	7,500
Direct Lease:	7,500
Office SF:	7,500
Retail SF:	7,500
Min Divisible:	7,500
Max Contiguous:	7,500

PROPERTY INFO

APN:	19-1-08-26-05-101-001
County:	IL - Madison
Zoning:	B-3
Property Taxes:	\$4,989.44
Prior Use:	Commercial (General)
Parking Spaces:	50
Parking:	asphalt
Traffic Count:	5,000

STRUCTURAL DATA

Year Built:	1988
Rehab Year:	2020
Floors:	2
Signage:	Monument Signage
Construction Type:	Brick,Masonry
Min-Max Clearance:	8-10'

LAND MEASUREMENTS

Lot Size:	2.76 Acres
Dimensions:	272' x 516'



SALE/LEASE INFO

Price:	\$450,000
Price / SF:	\$60.00/SF
Lease Rate:	\$4,000/Month
Lease Type:	NNN

Property Overview

- 7500 SF former event center with high visibility off of E. Edwardsville Rd (IL-143)
- On main level, there are three offices (2 large, one small), open floorplan with former bar, back office vault and 1 ADA restroom
- Vestibule from entrance with two sets of stairs
- 2nd level has multiple private rooms, large kitchenette, 3 private offices, large open area and 2 restrooms (potential 3rd)
- Large IT rack room with fire security panel. 3 drive through lanes with covered canopy
- 2.76 acre lot could potentially be redeveloped for larger retail center.