

**FOR LEASE**

228 North Main Street,  
Edwardsville, IL 62025



**2,520 SF OFFICE/RETAIL**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 [BARBERMURPHY.COM](http://BARBERMURPHY.COM)

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# AREA MAP


228 NORTH MAIN STREET, EDWARDSVILLE, IL 62025



## LOCATION OVERVIEW

The 2,520 SF Office/Retail space is situated in downtown Edwardsville, IL, on Main Street. It's close proximity to St. Louis, MO (18 miles), offers convenient access to a major metropolitan area.

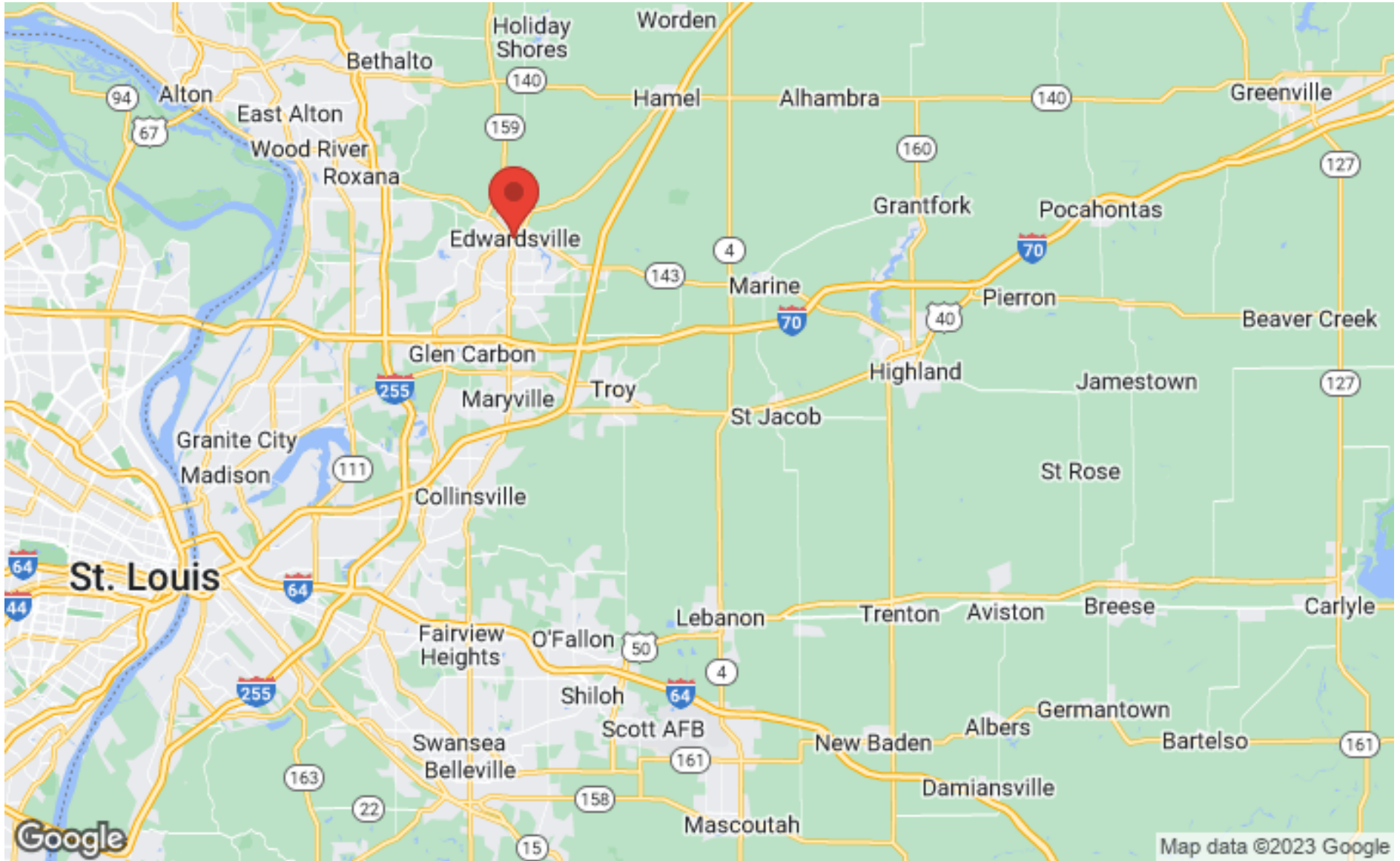
  
Frontage: 25'

  
Illinois  
270  
(4 Miles)

  
St. Louis Regional  
Airport  
(8 miles)

## REGIONAL MAP

228 NORTH MAIN STREET, EDWARDSVILLE, IL 62025



# OFFICE/RETAIL PROPERTY INFO

228 N. MAIN ST

## LISTING # 2782

### SQUARE FOOT INFO

Building SF:	12,104
Direct Lease:	2,520
Office SF:	2,520
Retail SF:	2,520
Min Divisible:	2,520
Max Contiguous:	2,520

### PROPERTY INFO

APN:	14-2-15-11-10-104-009/011
County:	IL - Madison
Zoning:	B2
Property Taxes:	\$17,717.76
Enterprise Zone:	YES
TIF District:	YES
Prior Use:	Retail
Parking:	City Lot, Covered, Mixed, On Street
Traffic Count:	12,000

### STRUCTURAL DATA

Year Built:	1970
Rehab Year:	2023
Building Class:	B
Floors:	2
Signage:	Building
Construction Type:	Mixed
Min-Max Clearance:	10'

### LAND MEASUREMENTS

Lot Size:	0.75 Acres
Dimensions:	Frontage: 25'



### SALE/LEASE INFO

Lease Rate:	\$25.00/SF
Lease Type:	NNN
NNN Fee's:	\$4.00/SF

### Property Overview

2,520 sf available for lease in desirable downtown Edwardsville.

### Location Overview

Rare vacancy on North Main St. Surrounded by thriving retailers, restaurants, and offices. Strong foot and vehicle traffic.



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