

THE STATION ON MAIN



400 North Main Street, Edwardsville, IL 62025

Main Street Retail & Restaurant Space for Lease

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

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Broker Associate

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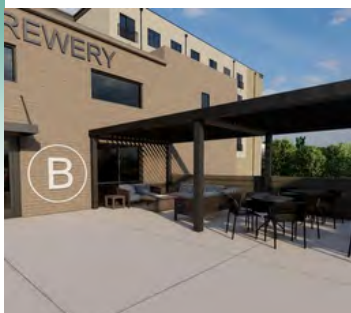
carterm@barbermurphy.com



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.



**Office,
retail, and
restaurant
space
available.**

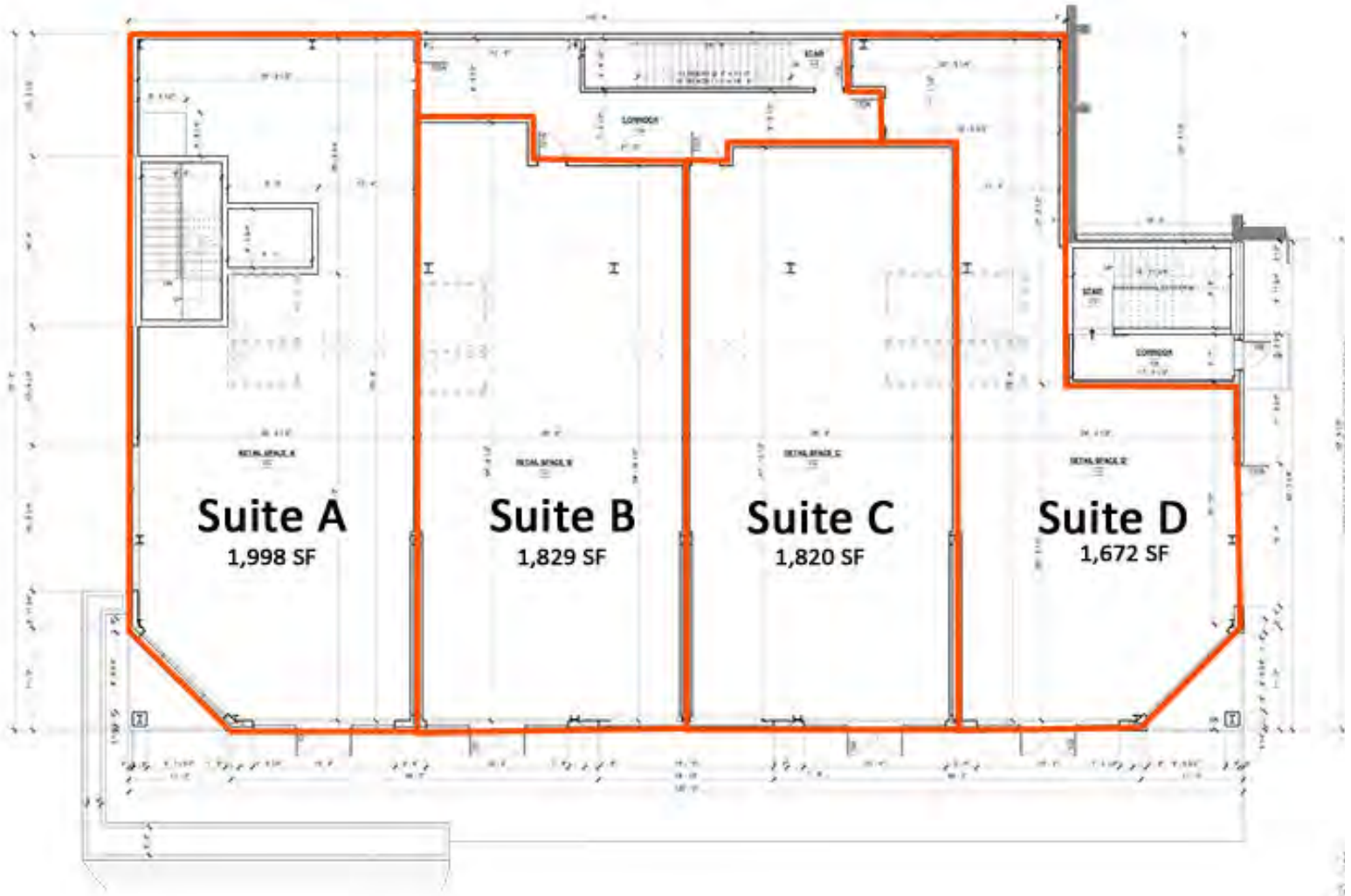


FLOOR PLAN: LEFT BUILDING

400 NORTH MAIN STREET, EDWARDSVILLE, IL 62025



<u>Suites Available</u>	<u>Square Footage</u>	<u>Rate</u>	<u>Type</u>	<u>Use</u>
A - Left Building	1,998	\$30/SF	NNN	Retail
B - Left Building	1,829	\$30/SF	NNN	Retail
C - Left Building	1,820	\$30/SF	NNN	Retail
D - Left Building	1,627	\$30/SF	NNN	Restaurant Preferred

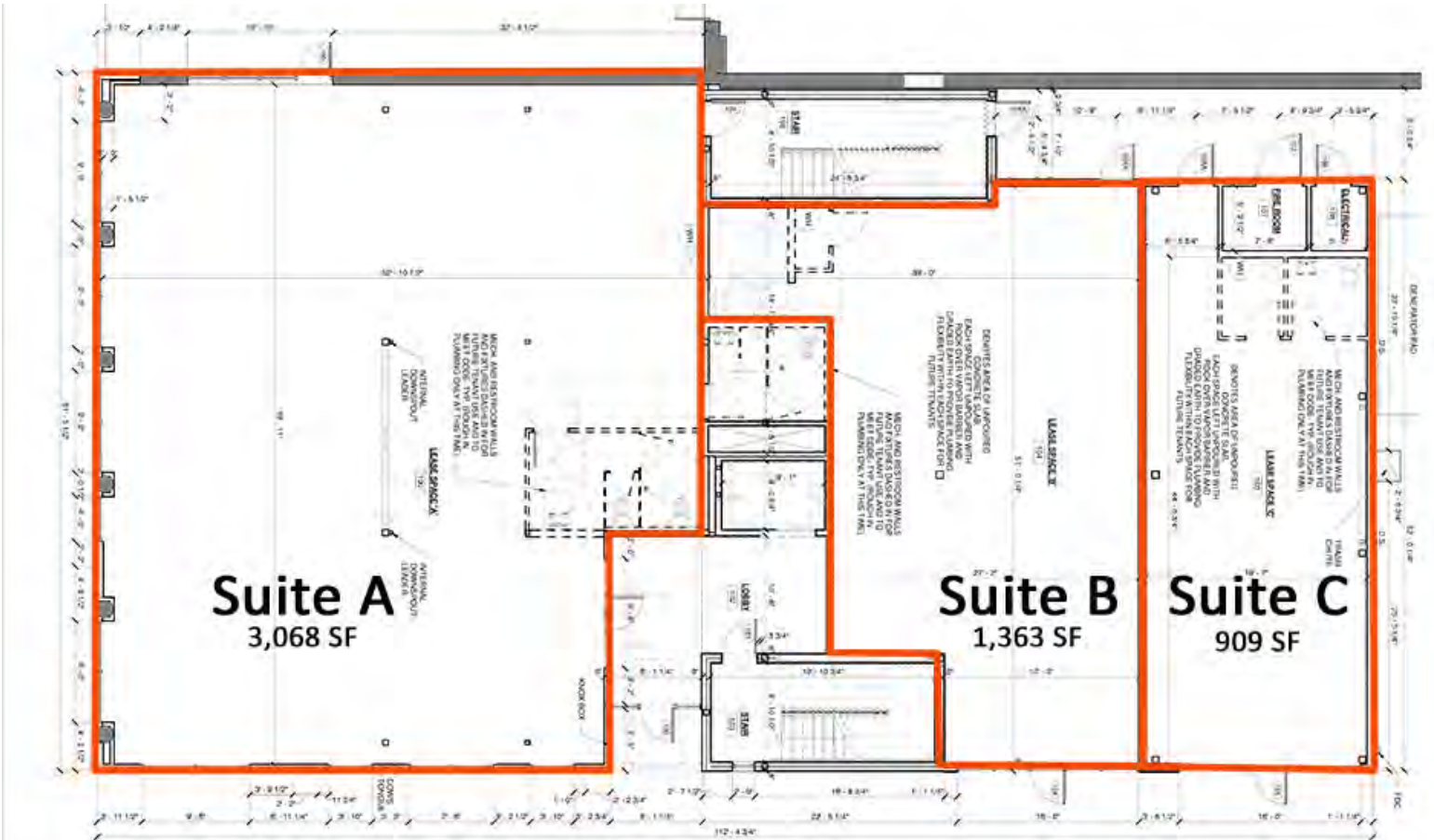


FLOOR PLAN: RIGHT BUILDING

400 NORTH MAIN STREET, EDWARDSVILLE, IL 62025

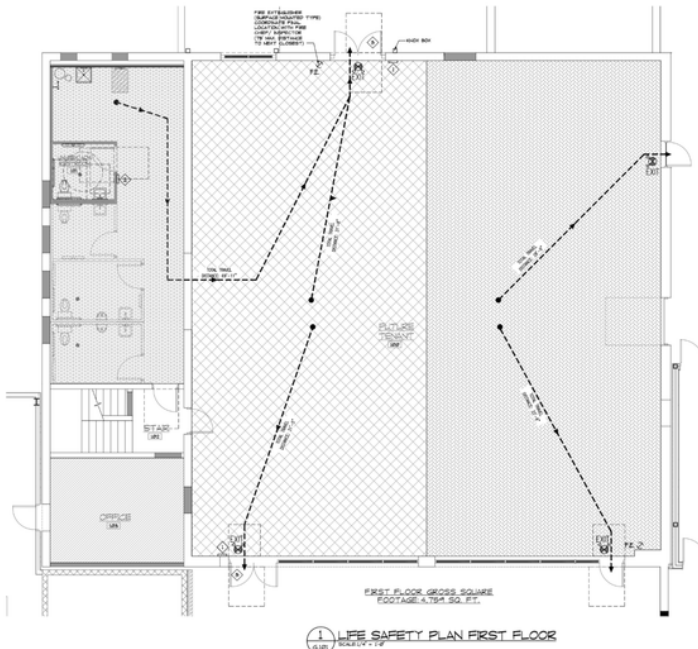


<u>Suites Available</u>	<u>Square Footage</u>	<u>Rate</u>	<u>Type</u>	<u>Use</u>
A - Right Building	3,068	\$30/SF	NNN	Restaurant Preferred
B - Right Building	1,820	\$30/SF	NNN	Retail
C - Right Building	909	\$30/SF	NNN	Retail



FLOOR PLAN: BREWERY SPACE

400 NORTH MAIN STREET, EDWARDSVILLE, IL 62025



Suites Available

Brewery

Square Footage

4,759

Rate

\$30/SF

Type

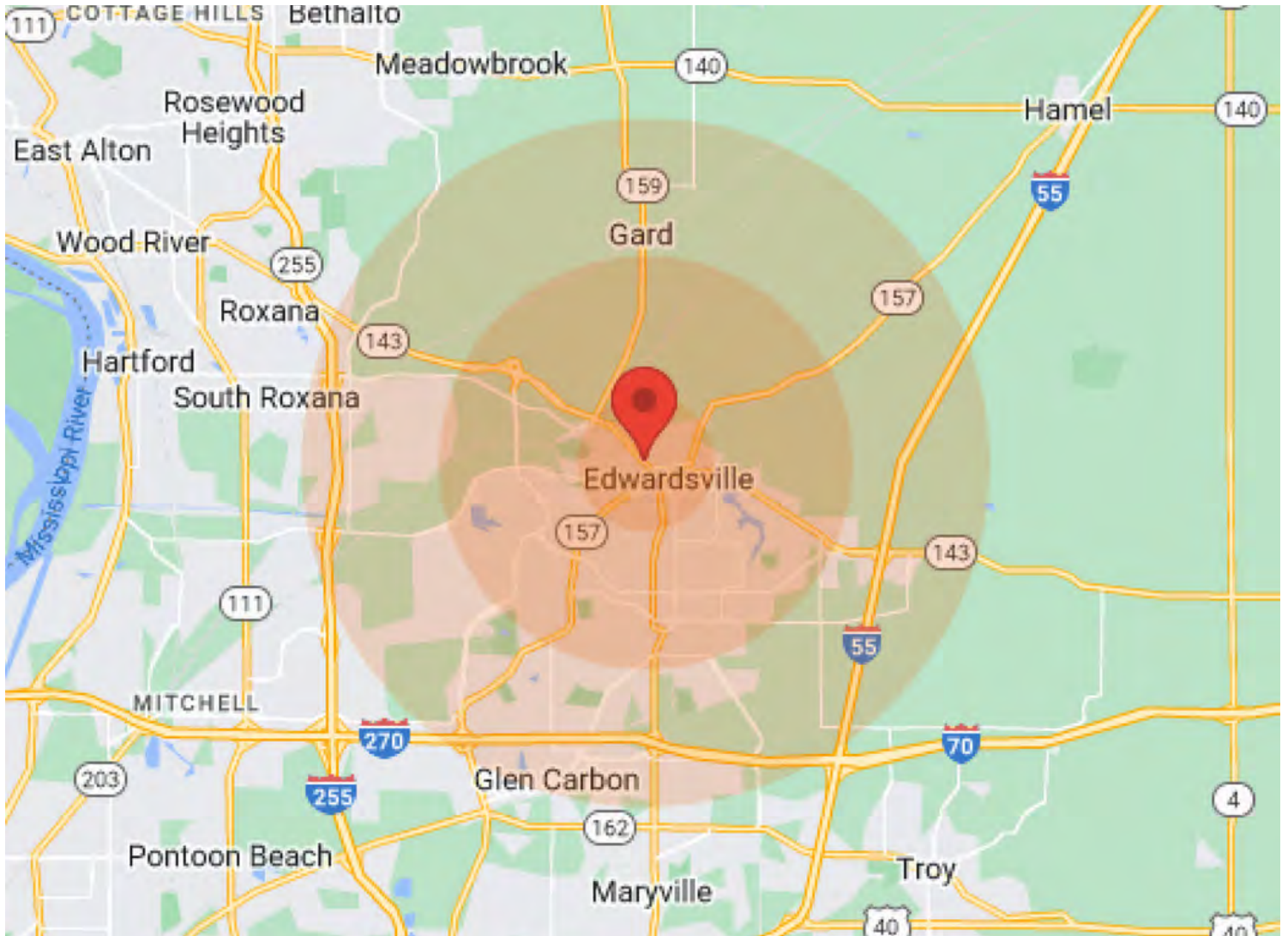
NNN

Use

Brewery/Restaurant

DEMOGRAPHICS

400 NORTH MAIN STREET, EDWARDSVILLE, IL 62025



Income	1 Mile	3 Miles	5 Miles
Median	\$61,067	\$60,811	\$61,279
< \$15,000	360	1,121	1,660
\$15,000-\$24,999	259	612	1,211
\$25,000-\$34,999	326	650	1,389
\$35,000-\$49,999	297	902	1,566
\$50,000-\$74,999	535	1,595	2,796
\$75,000-\$99,999	385	1,217	2,308
\$100,000-\$149,999	303	1,262	2,806
\$150,000-\$199,999	79	564	1,200
> \$200,000	45	362	884

Population	1 Mile	3 Miles	5 Miles
Male	2,726	10,734	20,035
Female	2,934	11,319	21,514
Total Population	5,660	22,053	41,549

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	902	3,531	7,184
Ages 15-24	572	2,387	5,075
Ages 25-54	2,612	8,899	16,073
Ages 55-64	724	2,834	5,284
Ages 65+	850	4,402	7,933

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,831	8,721	16,837
Occupied	2,599	8,248	15,837
Owner Occupied	1,622	5,625	11,100
Renter Occupied	977	2,623	4,737
Vacant	232	473	1,000

EDWARDSVILLE ECONOMY

Edwardsville is located on the thriving Illinois side of the Mississippi River, just half an hour from St. Louis, Missouri. Retail businesses, manufacturers, distribution centers, and office and technology firms will all find extraordinary opportunities in what Edwardsville has to offer:

- An unparalleled combination of connectivity that provides some of the lowest shipping costs in the country and easy access to suppliers and markets everywhere.
- Conveniently located sites with key infrastructure, abundant utilities, robust telecommunications and plenty of room to grow.
- Excellent schools that, along with the local colleges and universities, are preparing a large and highly skilled workforce for the most demanding and in-demand jobs.
- A quality of life that helps to attract and retain the best and the brightest workers.
- An enviable network of state and interstate highways that provide easy access to the almost 3 million very active consumers living within a 60-mile radius of the city.
- A powerful package of incentives, including tax abatements and Tax Increment Financing (TIF) Districts, some of which are also located in the Gateway Enterprise Zone to provide additional benefits.

EDWARDSVILLE ATTRACTIONS

Downtown Edwardsville - The downtown setting is so scenic that it has been the backdrop for multiple Hollywood film scenes. One needs look no further than the blocks of storefronts that house coffee shops, artisan bakeries, craft breweries and boutique clothing stores to see why it is the ideal setting for any outing. On Saturday mornings from May to October, downtown is also the home of the Land of Goshen Community Market, where all sorts of locally grown produce, handmade items and specialty crafts can be found. Park the car, get out and walk and explore all the joys of downtown [Edwardsville!](#)

- Art Center
- Children's Museum
- Public Library
- Township Community Park
- The Gardens at SIUE
- Wildey Theatre
- Madison Country Historical Society Museum & Archives
- Main Street Community Center
- Mannie Jackson Center for Humanities
- MCT Trails
- Watershed Nature Center
- 1820 Colonel Benjamin Stephenson House



ST. LOUIS METROPOLITAN AREA

Greater St. Louis perfectly balances convenience and affordability with the advantages of a broadly talented workforce, exceptional educational and cultural institutions, and superb recreational opportunities. This blend, along with our central location and extraordinary transportation assets, makes the region an ideal home for progressive companies competing in and connected to the global economy.

Greater St. Louis, the nation's 21st largest metro, is one of the largest regional economies in the U.S., with a gross metro product of \$173 billion. The 15-county bi-state area comprises 2.8 million residents, 1.5 million workers and 88,000 business establishments. Throughout its history, St. Louis was founded as a trading center, grew into a manufacturing powerhouse, expanded its service sector, and developed into a major tech hub. The region ranks as the third most economically diverse U.S. metro area mirroring the national industry mix. Greater St. Louis has competitive strengths in advanced manufacturing, bioscience and health innovation, digital transformation, financial and business services, and mobility and transportation.

Greater St. Louis is home to 22 major headquarters listed on the Fortune 1000, Forbes Global 2000 and Forbes list of America's Largest Private Companies. These companies have locations across the globe, employ hundreds of thousands of people and have hundreds of billions in revenues.

Currently, in the midst of an entrepreneurial renaissance, Greater St. Louis forms more than 6,000 new businesses annually — a number that employs more than 50,000. Venture capital investment in area startups has risen to record levels recently, with more than \$400 million invested in 2020.

Greater St. Louis has a Cost of Doing Business index of 93 percent of the U.S. metro average, a key advantage for a large metro area. The region's affordability and income levels offer the seventh-highest standard of living among the 53 largest U.S. metro areas.

For additional information visit: <https://greaterstlinc.com>




SOUTHERN ILLINOIS UNIVERSITY EDWARDSVILLE

SIUE's Edwardsville campus is located in a vibrant, student-friendly community situated on 2,660 acres of beautiful woodland. Only a short drive from downtown St. Louis, the Edwardsville campus is home to a diverse student body of more than 13,000.

- The University boasts a regional economic impact of more than \$514 million in the 2015 report, a 9% increase since 2010.
- SIUE is the number one producer of bachelor's degrees in the St. Louis Metropolitan Statistical Area (MSA).
- For every state dollar spent on the University, SIUE generates \$8.60 of economic impact in the local economy. SIUE also generated more than \$24 million in state and local tax revenues in 2015.
- SIUE is the second largest employer in the Madison-St. Clair County region.
- As a result of SIUE athletics, expenditures in the region nearly doubled from \$249,000 in 2010 to \$497,000 in 2015.



SIUE ranks 4th on Forbes magazine's list of America's Top Colleges

 The SIUE School of Engineering is ranked 57th among the top 205 undergraduate engineering schools nationally

U.S. News & World Report ranks Southern Illinois University Edwardsville among the best Regional Universities Midwest for the 15th consecutive year and among the top 15 public universities in that category

For additional information visit: siue.edu



RETAIL PROPERTY SUMMARY

#2796

400 NORTH MAIN STREET, EDWARDSVILLE, IL 62025

SALE INFORMATION:

For Sale: NO
Sale Price:
Sale Price/SF:
Cap Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: YES
Lease Rate: \$30/SF
Lease Type: NNN
Net Charges: TBD
Cam Charges:
Lease Terms: Negotiable

SQUARE FOOT INFO:

Building Total: 78,079 SF
Total Available: 33,818 SF
Direct Lease: 33,818 SF
Sublease: 0 SF
Retail: 33,818 SF
Min Divisible: 909 SF
Max Divisible: 7,319 SF

LAND MEASUREMENTS:

Acres: 1.45 AC
Frontage: 250 FT
Depth: 200 FT

PROPERTY INFORMATION:

Parcel No: 14-2-15-11-06-105-029
County: Madison
Zoning: B2/Mixed Use
Prior Use: Under Development
Complex: Station on Main
Parking: 80
Traffic Count: 12,000 ADT
TIF: YES
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: TBD
Tax Year: 2023



STRUCTURAL DATA:

Year Built: 2023
Rehab Year: New Build
Building Class: A
Clearance Min: Contact Broker
Clearance Max: Contact Broker
Roof: Flat, Rubber
Exterior: Mixed
Floors: 4
Signage: Building

TRANSPORTATION:

Interstate: I-270 & I-255 (4 Miles)
Rail: NA
Barge: NA
Airport: MidAmerica (26 Miles)

COMMENTS:

New construction mixed-use building in downtown Edwardsville to be delivered mid-2024. New development will feature 38 one-bedroom apartments and townhomes, four restaurants, five office spaces and five retail shops with on-site parking. A Madison County transit station also is within walking distance.



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