

FOR LEASE

120 North Main Street
Suite A
Edwardsville, IL 62025



1,207 SF OFFICE/RETAIL SPACE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

120 NORTH MAIN ST., EDWARDSVILLE, IL

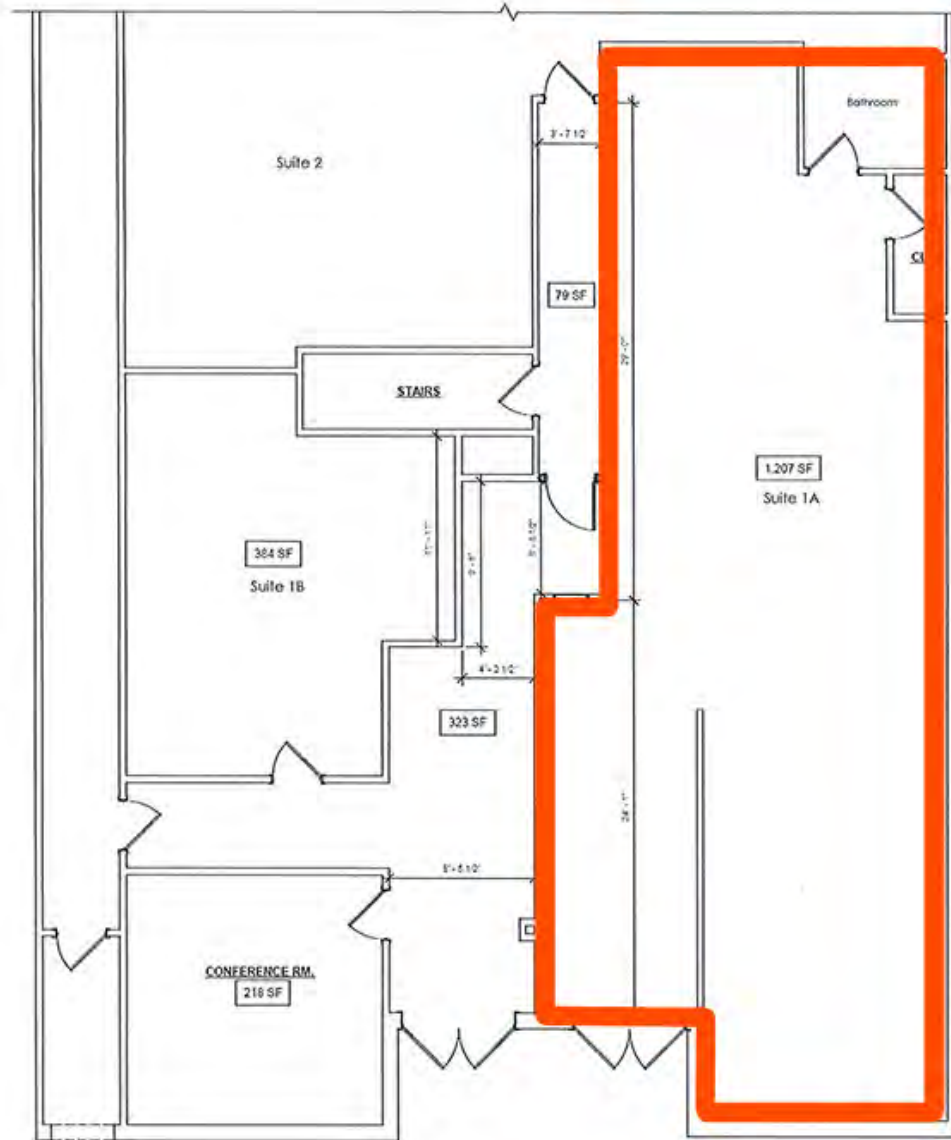


LOCATION OVERVIEW

Premiere location on North Main Street adjacent to multiple retailers/restaurants in the heart of Downtown Edwardsville.

FLOOR PLAN

120 NORTH MAIN ST., EDWARDSVILLE, IL



1,207 SF OFFICE/RETAIL SPACE

Open floor plan - suits many users.
Private Entrance.

*Not to scale

OFFICE PROPERTY SUMMARY

120 NORTH MAIN ST., EDWARDSVILLE, IL

#2837

SALE INFORMATION:

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

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$24.00/SF
Lease Type: NNN
Net Charges:
Cam Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 7,611 SF
Total Available: 1,207 SF
Direct Lease: 1,207 SF
Sublease: 0 SF
Office: 1,207 SF
Min Divisible: 1,207 SF
Max Divisible: 1,207 SF

PROPERTY INFORMATION:

Parcel No: 14-2-15-11-11-202-014
County: Madison
Zoning: B-2
Prior Use: Office
Complex: Gori Julian Bldg
Parking: City Lot
Traffic Count: 12,000
TIF: No
Enterprise Zone: No
Foreign Trade Zone: No
Survey: No
Property Tax:
Tax Year:

STRUCTURAL DATA:

Year Built: 1960
Rehab Year: 2023
Building Class: A
Clearance Min: 9'
Clearance Max: 9'
Roof: Flat
Exterior: Brick
Floors: 2
Signage:



TRANSPORTATION:

Interstate: I-55/70 & I-270
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:

1,207 sf available at 120 N Main in Edwarsville. Busy downtown corridor would play well for both office or retail.



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