

2,400 SF Delivered Summer 2024

FOR LEASE

4954 Rte. 159
Maryville, IL 62034

The Spa at Mid-America
Plastic Surgery

ROUTE
159

Troy Rd.

Domino's

FedEx

W
Walgreens

ROUTE
162



OFFICE/RETAIL FOR LEASE IN 2024

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

Maryville Retail Center; 4954 Rte. 159 Maryville, IL 62034



LOCATION OVERVIEW

Excellent location with convenient access to IL-159 and I-270. Highly trafficked Retail/Restaurant Area.



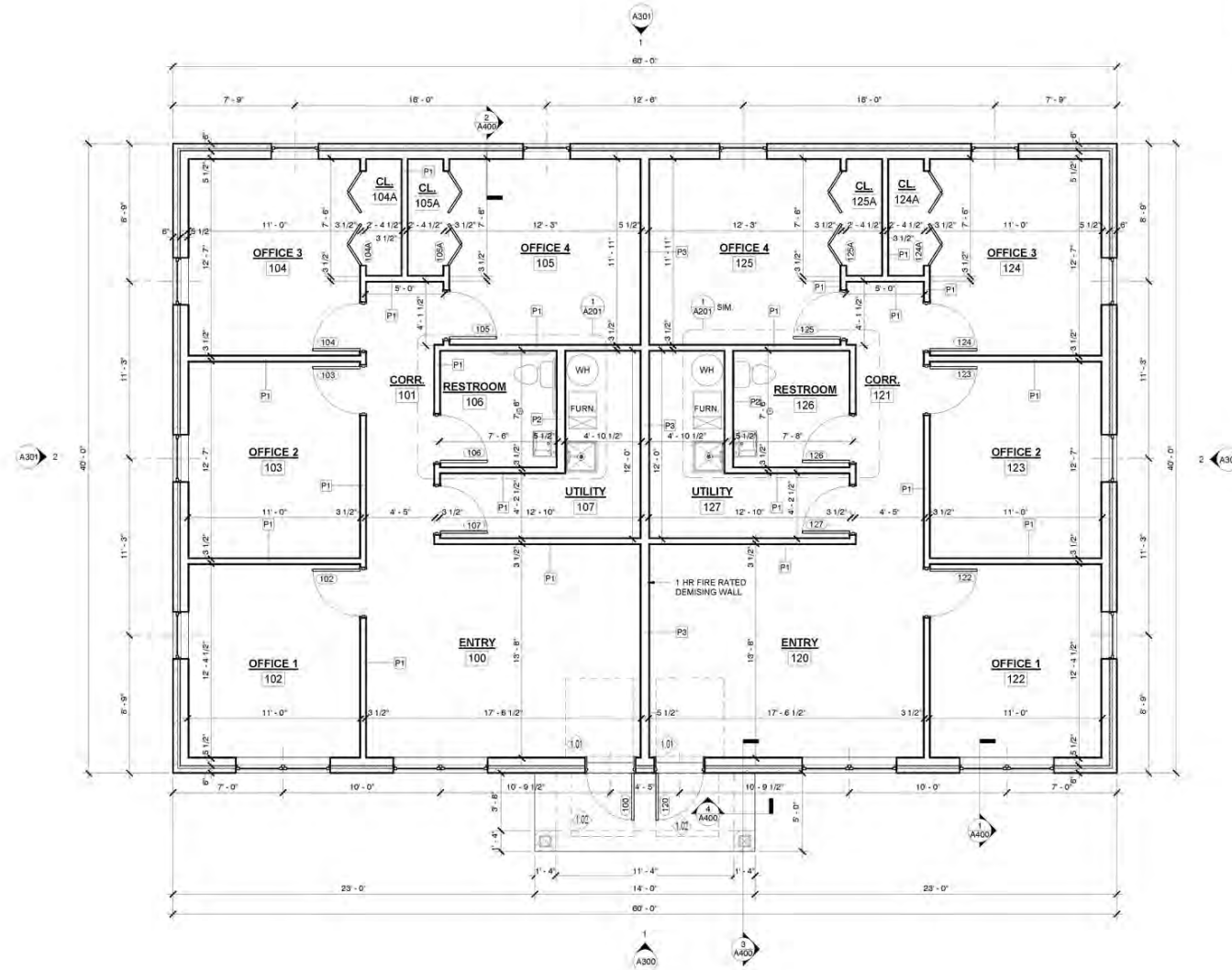
IL-159 & I-270



Traffic Count:
17,500

FLOOR PLAN

Maryville Retail Center; 4954 Rte. 159 Maryville, IL 62034



KEYED NOTES

- 1.01 60" D. X 32" WIDE A.D.A. FULL SIDE DOOR CLEAR FLOOR SPACE
- 1.02 48" D. X 48" WIDE A.D.A. PUSH SIDE DOOR CLEAR FLOOR SPACE

*Sample Floor Plan

*Landlord will finish to Suit, Improvements negotiable

*Not to scale

OFFICE PROPERTY SUMMARY

#2853

Maryville Retail Center; 4954 Rte. 159 Maryville, IL 62034

LEASE INFORMATION:

For Lease: YES
Lease Rate: \$13/SF
Lease Type: NNN

SQUARE FOOT INFO:

Building Total: 2,400 SF
Total Available: 2,400 SF
Lot SF: 152,640 SF
Units: 2
Min Divisible: 1,200 SF

LAND MEASUREMENTS:

Acres: 3.11 AC

TRANSPORTATION:

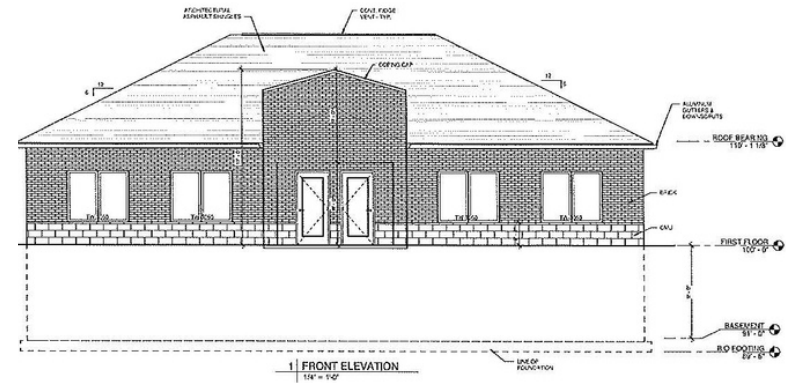
Interstate: IL-159, I-270

PROPERTY INFORMATION:

Parcel No: 13-1-21-02-00-000-005.009
County: Madison-IL
Zoning: B-1
Traffic Count: 17,500
TIF: YES
Enterprise Zone: YES
Foreign Trade Zone: NO
Survey: NO
Tax Year: 2023

STRUCTURAL DATA:

Year Built: 2024
Building Class: B
Exterior: Brick



COMMENTS:

- Bldg 1: 2,400 SF (Delivered TBD)
- Bldg 2: 2,400 SF (Delivered TBD)
- Bldg 3: 2,400 SF (Delivered Summer 2024)
- Bldg 4: Delivered TBD
- Bldg 5: Delivered TBD
- Bldg 6: Delivered TBD



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