

MARYVILLE RETAIL CENTER - PHASE 2

4942-4972 IL Route 159, Maryville, IL 62034



OFFICE/RETAIL FOR LEASE

BARBERMURPHY

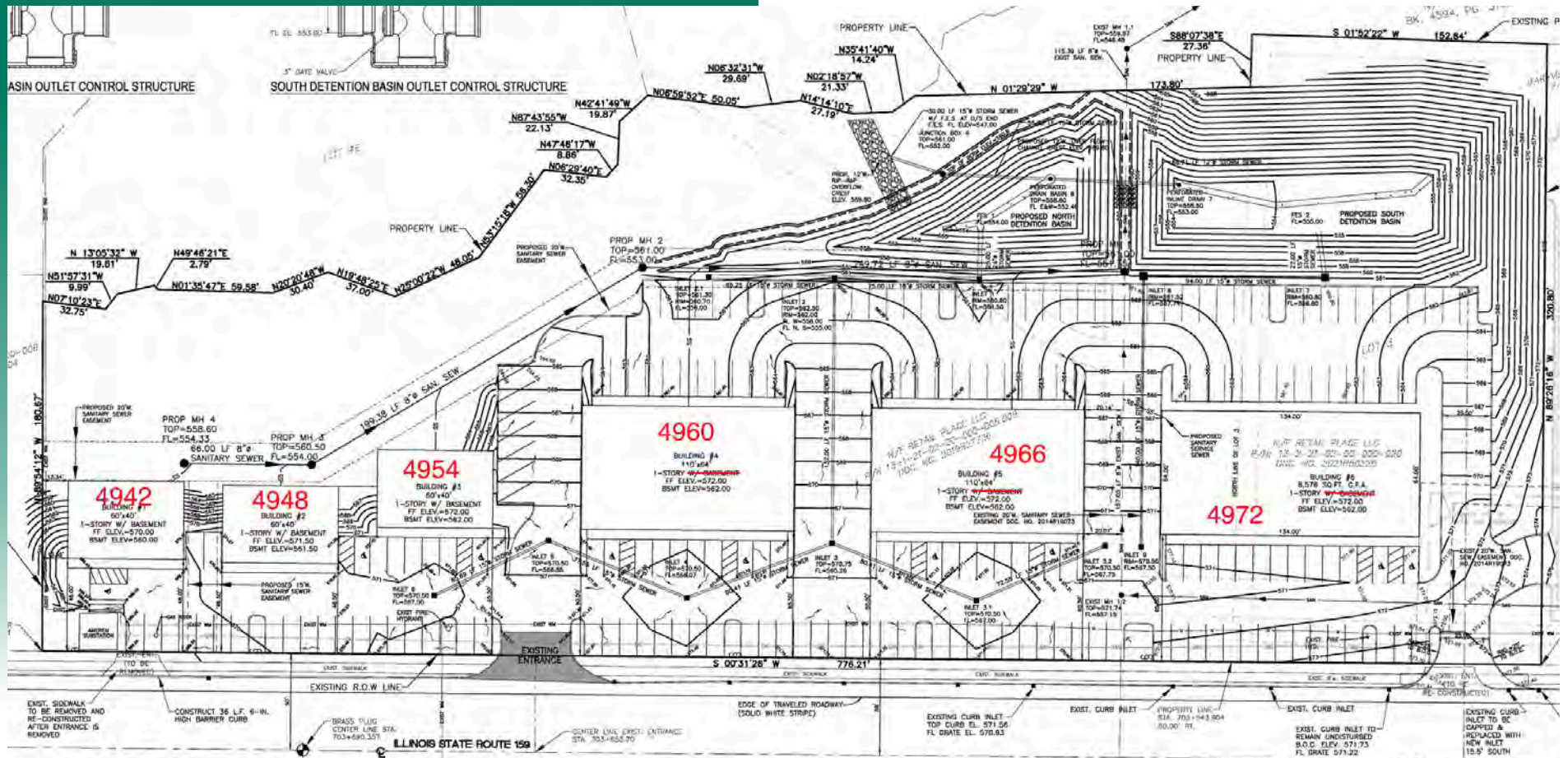
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Collin Fischer - CCIM
Principal
Cell: (618) 420-2376
collinf@barbermurphy.com



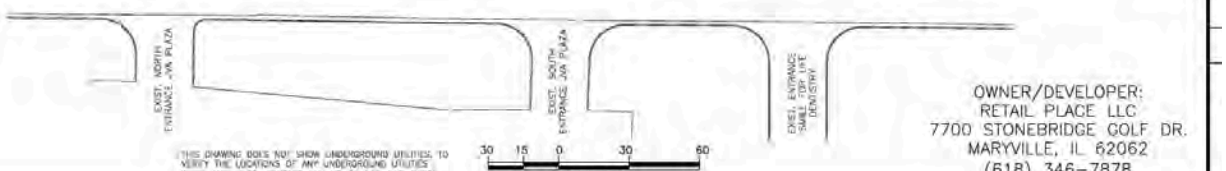
SITE PLAN - MARYVILLE RETAIL CENTER - PHASE 2

4942-4972 IL Route 159, Maryville, IL



M, LLC
 DR.
 TOTAL AREA OF BUILDINGS=29,856 SQ. FT.
 * PARKING SPACES REQUIRED=165
 PARKING SPACES SHOWN=194
 ACCESSIBLE PARKING SPACES REQUIRED=6
 ACCESSIBLE PARKING SPACES SHOWN=9
 * Based on variance being granted to allow 5.5 spaces per 1,000 sq.ft. gross floor area.

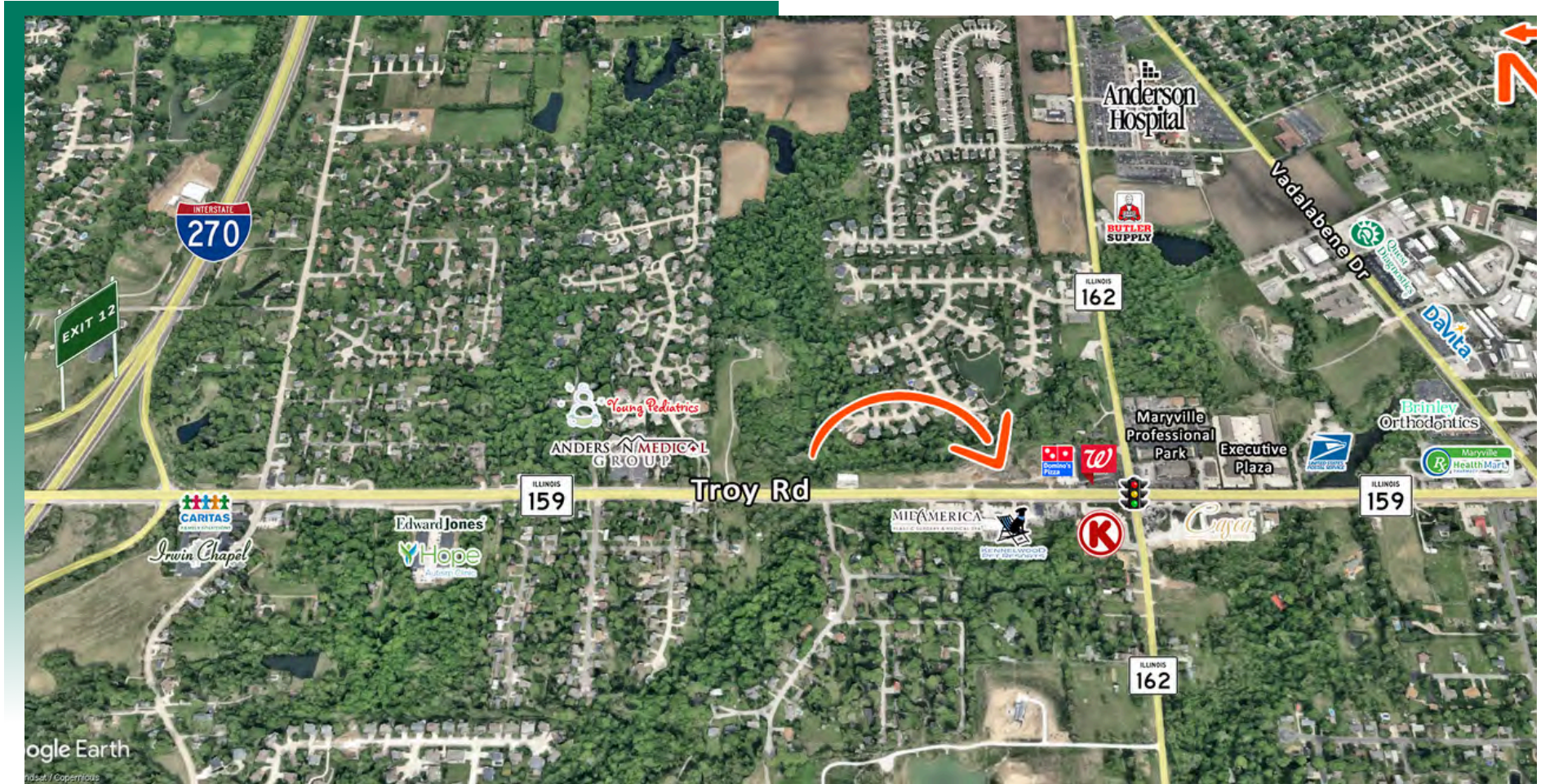
- Parking Notes:**
1. Regular parking spaces are 9'x19'.
 2. Accessible parking spaces are 16'x19'.
 3. Drive aisle widths are 22' wide minimum.



OWNER/DEVELOPER:
 RETAIL PLACE LLC
 7700 STONEBRIDGE GOLF DR.
 MARYVILLE, IL 62062
 (618) 346-7878

AREA MAP

4942-4972 IL Route 159, Maryville, IL



LOCATION OVERVIEW

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



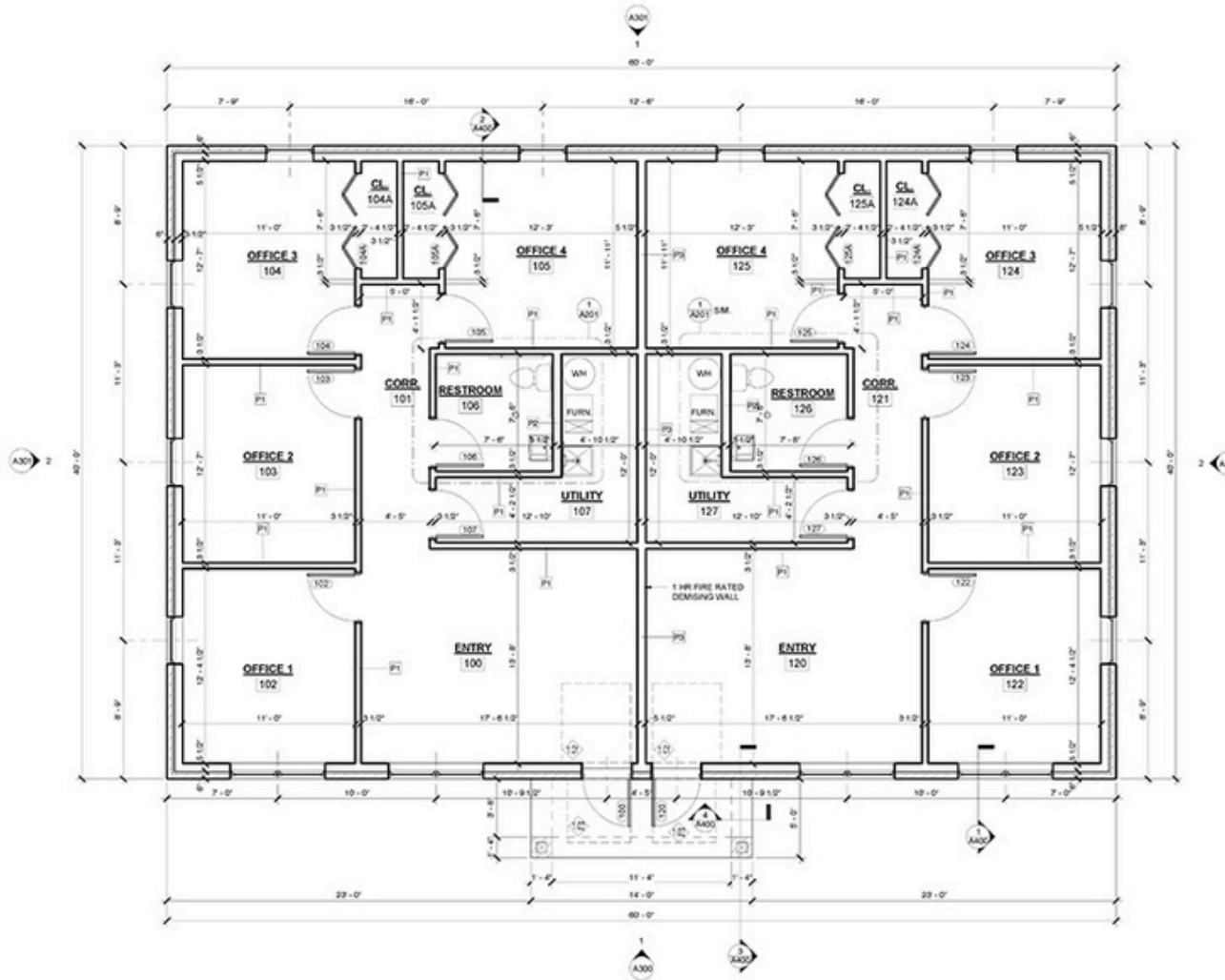
IL-159 & I-270



Traffic Count:
17,500

FLOOR PLAN - 1,200-2,400 SF AVAILABLE

4948 IL Route 159, Maryville, IL



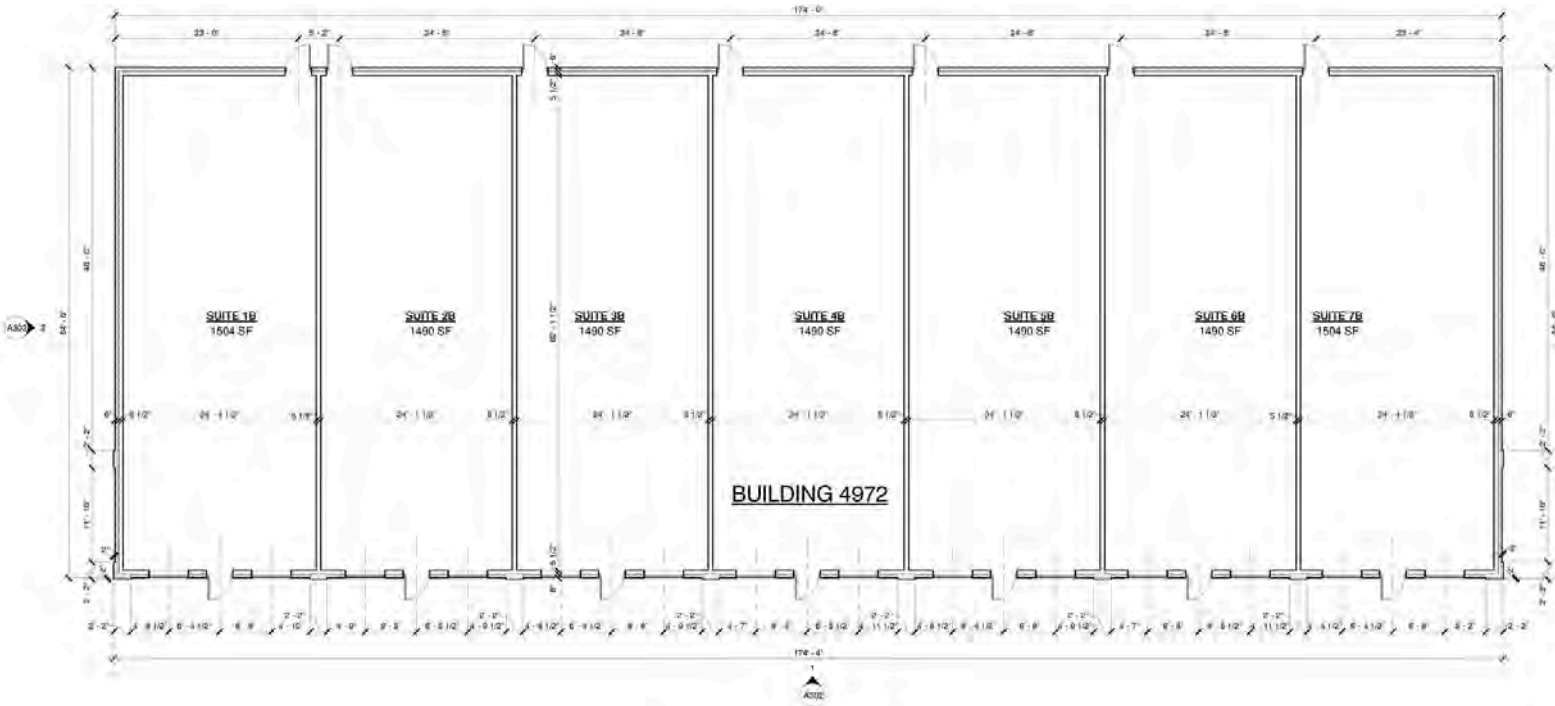
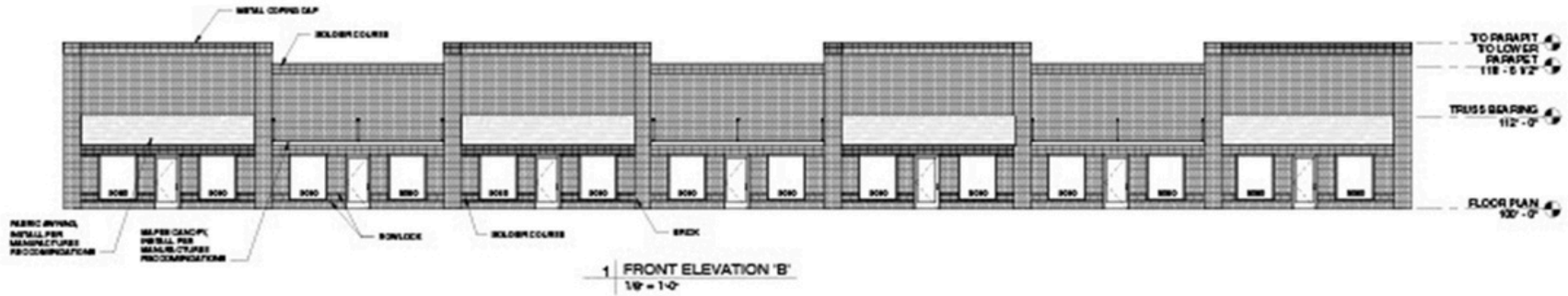
*Sample Floor Plan

*Landlord will finish to Suit, Improvements negotiable

*Not to scale

FLOOR PLAN - 1,200-10,000 SF AVAILABLE

4972 IL Route 159, Maryville, IL



*Sample Floor Plan

*Landlord will finish to Suit, Improvements negotiable

*Not to scale

PROPERTY SUMMARY

#2853

4942-4972 IL Route 159, Maryville, IL 62034

LEASE INFORMATION:

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

SQUARE FOOT INFO:

Building Total: 10,000 SF
Total Available: 10,000 SF
Lot SF: 152,640 SF
Units: 6
Min Divisible: 1,200 SF

LAND MEASUREMENTS:

Acres: 3.11 AC

TRANSPORTATION:

Interstate: 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

STRUCTURAL DATA:

Year Built: 2025
Building Class: B
Exterior: Brick



COMMENTS:

- Bldg 1: 2,400 SF
- Bldg 2: 2,400 SF
- Bldg 3: 2,400 SF
- Bldg 4: 7,040 SF
- Bldg 5: 7,040 SF
- Bldg 6: 10,450 SF



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