

FOR LEASE

2 Professional Park Dr.
Maryville, IL 62062



1,100 SF SUITE AVAILABLE

BARBERMURPHY
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AREA MAP

2 Professional Park Dr., Maryville, IL 62062



LOCATION OVERVIEW

Easy access to IL-159 (Center Street) with monument signage on IL-159. High traffic area with 18,000 ADT.

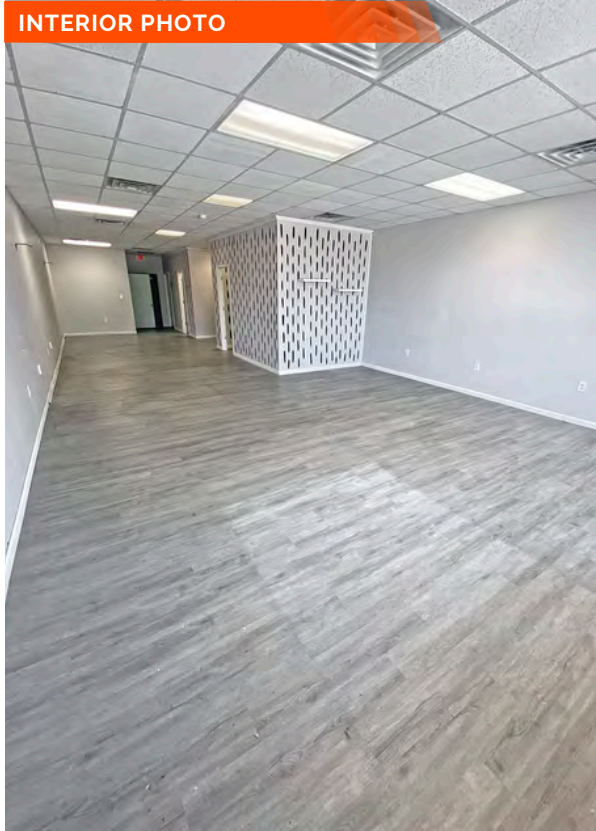
PROPERTY PHOTOS - SUITE B

2 Professional Park Dr., Maryville, IL 62062

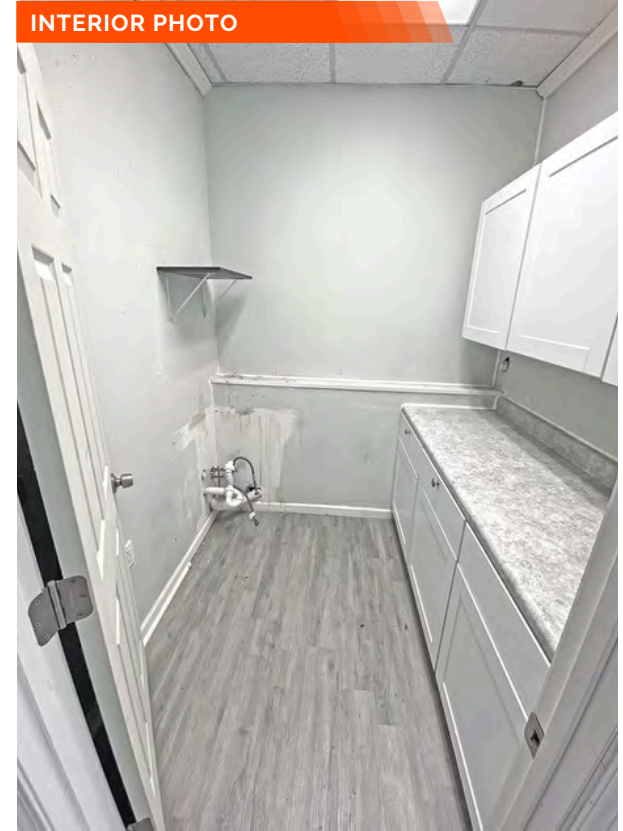
INTERIOR PHOTO



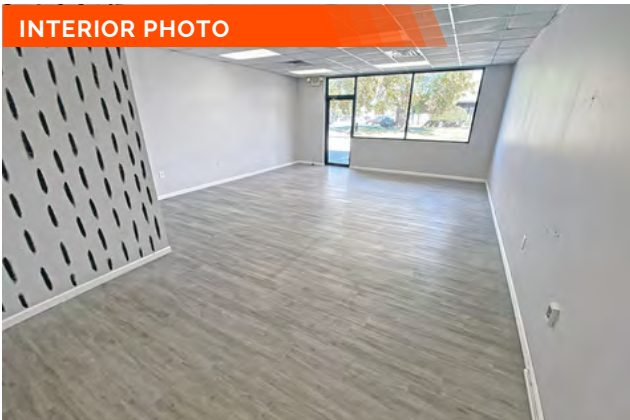
INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



SUITE B - 1,100 SF

Located in Shepard Plaza

Open floor plan

Join: Subway, Seabright Yoga and Planet Hibachi Express

OFFICE/RETAIL PROPERTY SUMMARY

2 PROFESSIONAL PARK DR

LISTING # 2250

LOCATION DETAILS:

Parcel #: 13-2-21-02-04-401-036-037
County: IL - Madison
Zoning: B-2 - Maryville

PROPERTY OVERVIEW:

Building SF: 4,950
Vacant SF: 1,100
Min Divisible SF: 1,100
Max Contig SF: 1,100
Office SF: 1,100
Retail SF: 1,100
Signage: Building, Monument
Lot Size: 0.46 Acres
Frontage: 95
Depth: 210
Parking Spaces: 20
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 2004
Building Class: B
Construction Type: Brick



SALE/LEASE INFORMATION:

Lease Rate: \$13.75 / SF
Lease Type: NNN
NNN Expenses: \$5.00

FINANCIAL INFORMATION:

Taxes: \$15,409.00
Tax Year: 2022

DEMOGRAPHICS:

Traffic Count: 18,000

PROPERTY DESCRIPTION:

1,100 SF Suite Available for Lease in Shepard Plaza, Maryville, IL in high traffic area.