

FOR LEASE

101 & 103 N Main St
Troy, IL 62294



TURN-KEY RESTAURANT WITH OUTDOOR PATIO & DRIVE-THRU

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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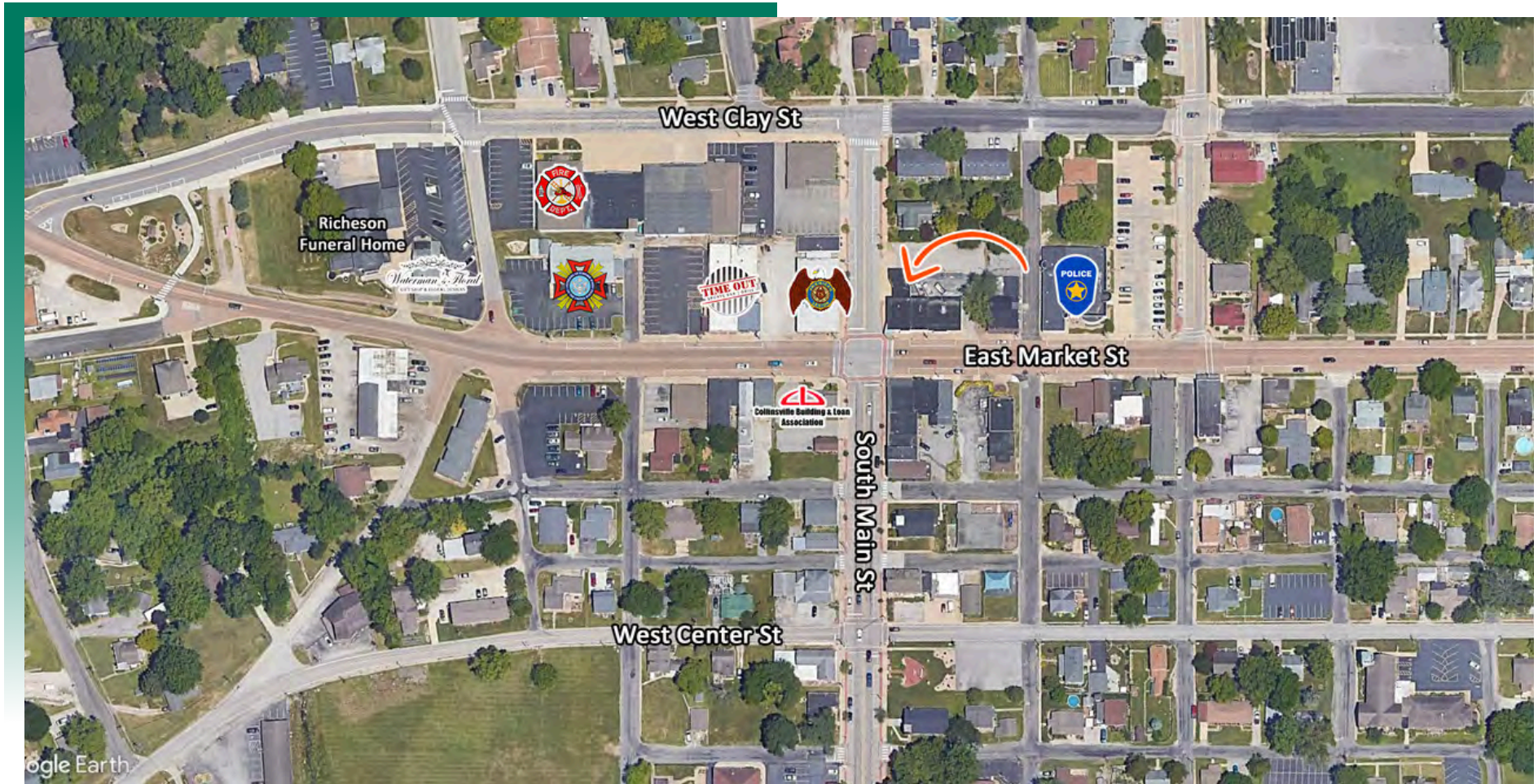
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AREA MAP

101 & 103 N Main St., Troy, IL 62294

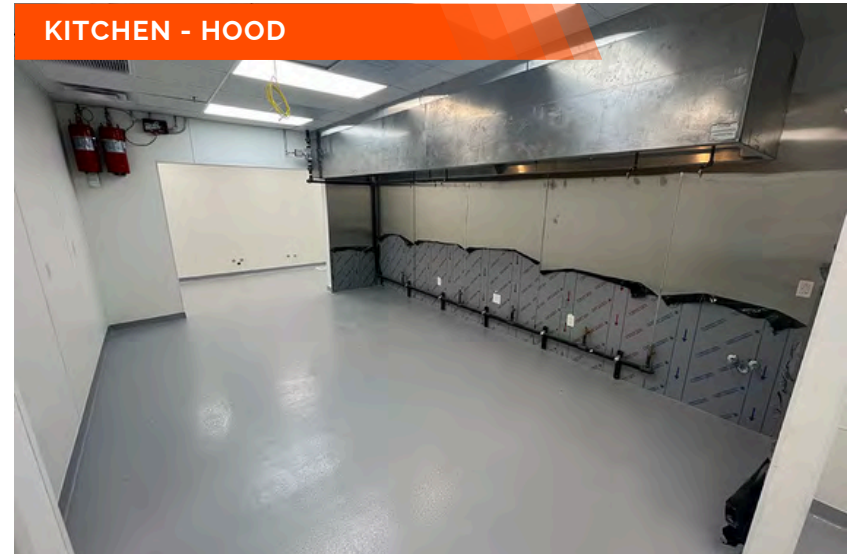
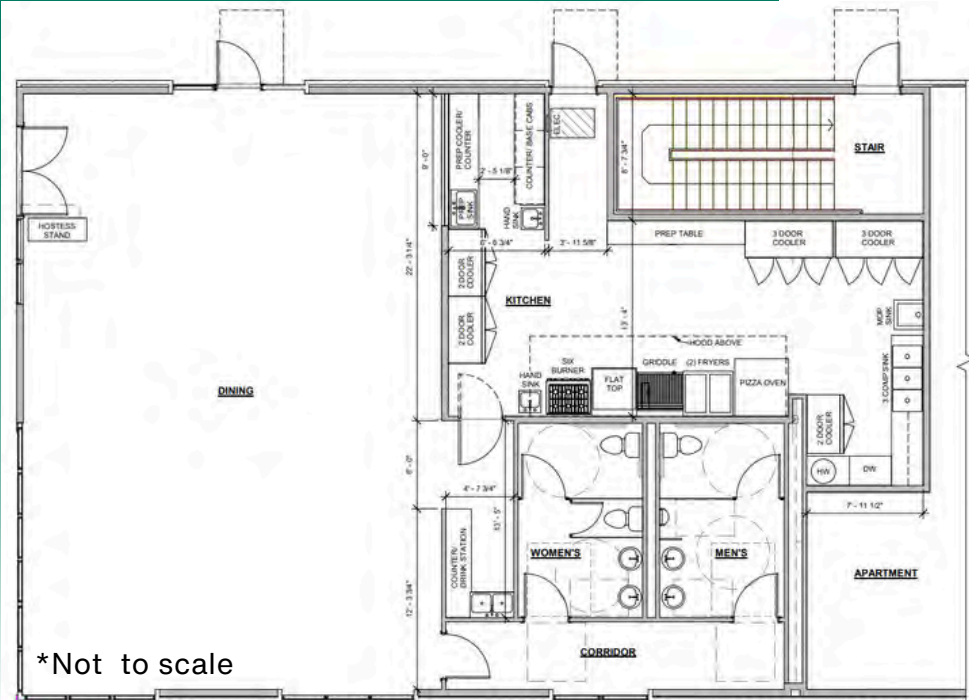


LOCATION OVERVIEW

Situated at the intersection of Main and Market St (IL Route 162) in the heart of downtown Troy with a 9,000 average daily traffic count.

RESTAURANT SPACE FLOOR PLAN/IMAGES

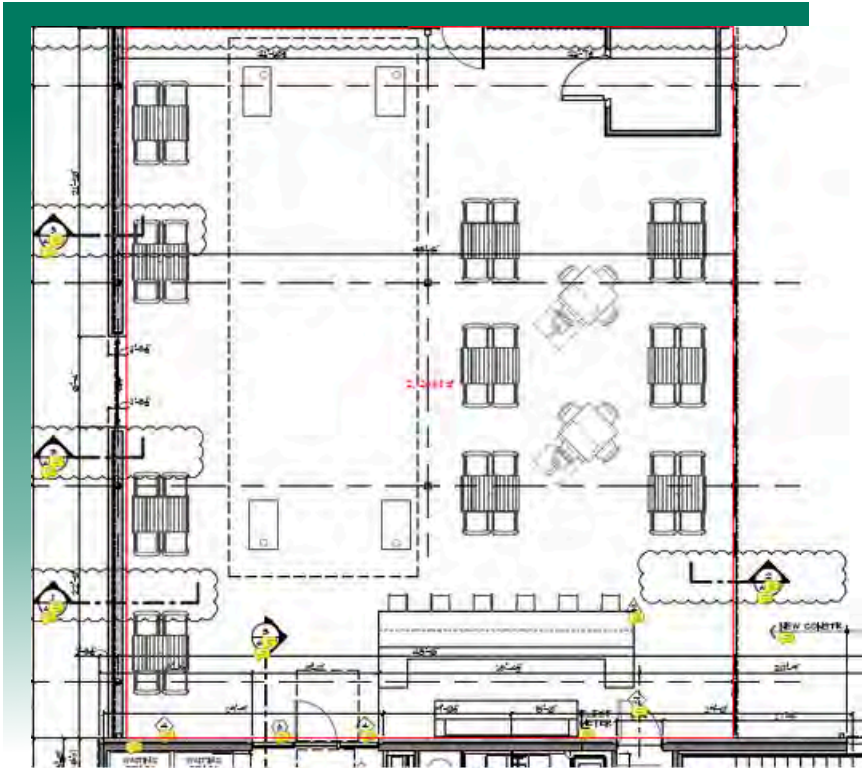
101 & 103 N Main St., Troy, IL 62294



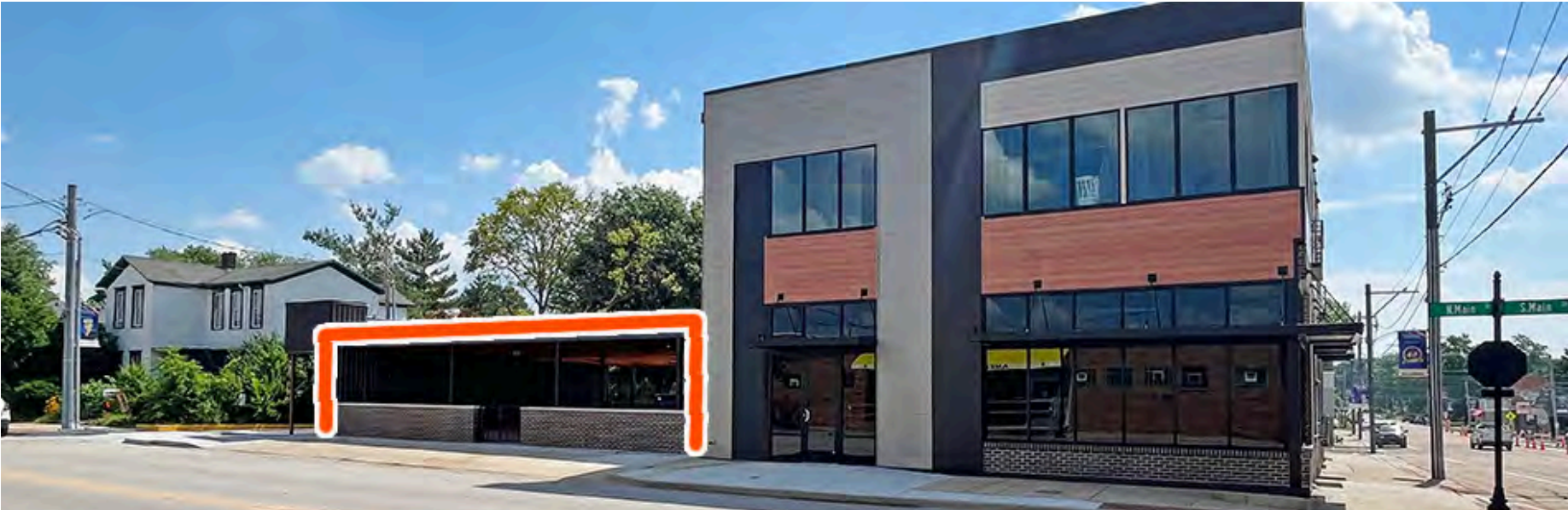
2,300 SF TURNKEY RESTAURANT WITH OUTDOOR PATIO SEATING
LEASE RATE: \$5,750/MONTH, NNN

OUTDOOR PATIO - FLOOR PLAN/IMAGES

101 & 103 N Main St., Troy, IL 62294



*Not to scale

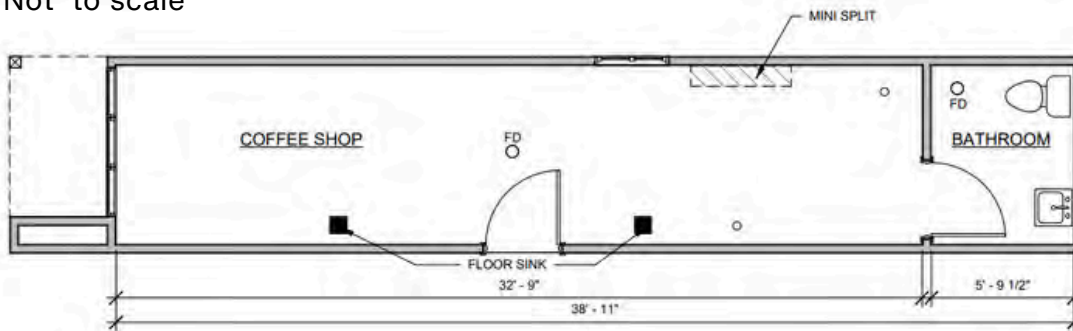


DRIVE-THRU FLOOR PLAN/IMAGES

101 & 103 N Main St., Troy, IL 62294



*Not to scale



① FIRST FLOOR PLAN
1/4" = 1'-0"

320 SF DRIVE-THRU

- PREVIOUSLY UTILIZED AS A COFFEE SHOP
- INCLUDES A RESTROOM

LEASE RATE: \$2,300/MONTH, NNN

OFFICE/RETAIL PROPERTY SUMMARY

101-103 N MAIN ST., TROY

LISTING # 2947

LOCATION DETAILS:

Parcel #: 09-2-22-09-07-204-010
County: IL - Madison
Zoning: C4 - Downtown Mixed-Use Commercial

PROPERTY OVERVIEW:

Total Sf: 4,800
Restaurant SF: 2,300
Drive-Thru SF: 320
Signage: Yes
Lot Size: 0.45 Acres
Frontage: 140
Depth: 140
Parking Spaces: 25
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1965
Yr Renovated: 2024
Building Class: A
Ceiling Height: 15'

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE/LEASE INFORMATION:

Restaurant Space Lease Rate: \$5,750/Month, NNN
Drive-Thru Lease Rate: \$2,300/Month, NNN
NNN Expenses: Contact Broker

FINANCIAL INFORMATION:

Taxes: \$17,095.84
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 9,000

PROPERTY DESCRIPTION:

New mixed use development in the heart of downtown Troy IL. 2,300 sf of turnkey restaurant space. 2,200 sf covered patio. 320 sf shipping container building with drive thru. Multifamily units above retail space on ground floor.