

**FOR SALE**  
-AND-  
**LEASE**

7346 State Route 162  
Troy, IL 62294

2,000-6,000 SF

**6,000 SF OFFICE/RETAIL CONDO FOR SALE WITH SPACE FOR LEASE  
OWNER/USER INVESTMENT OPPORTUNITY**

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

**Scott Muentnich**  
Broker Associate  
Office: (618) 277-4400 (Ext. 40)  
Cell: (618) 975-0504  
scottm@barbermurphy.com



# AREA MAP

7346 State Route 162, Troy, IL 62294



## LOCATION OVERVIEW

Located on Illinois Route 162 near the I-55/70 interchange on Exit 18. Interstate 270 and Route 159 within one mile of property. Situated near new housing, and three local schools.



# OFFICE/RETAIL PROPERTY SUMMARY

7346 STATE ROUTE 162

**LISTING #** 2624

## LOCATION DETAILS:

**Parcel #:** 09-2-22-06-00-000-019  
**County:** IL - Madison  
**Zoning:** Commercial - Troy IL

## PROPERTY OVERVIEW:

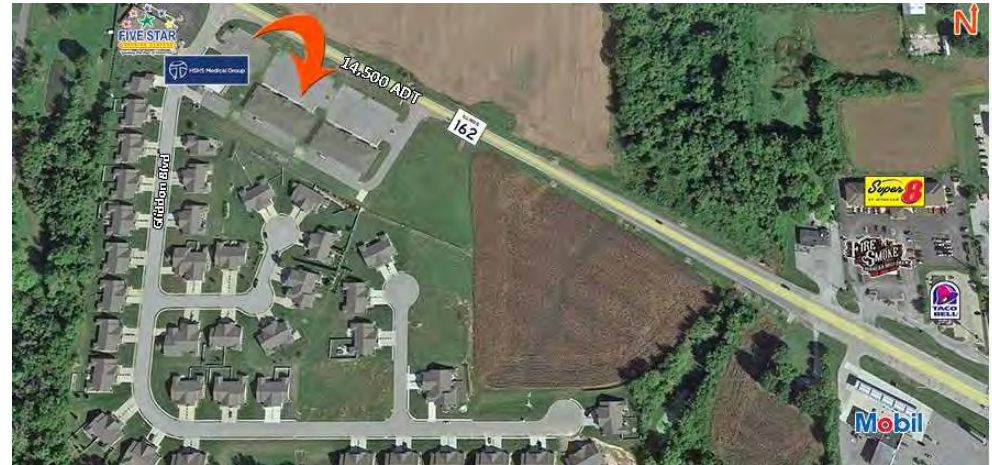
**Building SF:** 6,000  
**Vacant SF:** 6,000  
**Min Divisible SF:** 2,000  
**Max Contig SF:** 6,000  
**Office SF:** 6,000  
**Retail SF:** 6,000  
**Signage:** 6,000  
**Lot Size:** 1.44 Acres  
**Frontage:** 225  
**Depth:** 285  
**Parking Spaces:** 69  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 2022  
**Building Class:** A  
**Construction Type:** Brick

## TAX INCENTIVE ZONES:

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



## SALE/LEASE INFORMATION:

**Sale Price:** \$1,150,000  
**Price / SF:** \$95.51  
**Lease Rate:** \$15.00 - \$17.00/SF  
**Lease Type:** NNN  
**NNN Expenses:** \$4.50

## FINANCIAL INFORMATION:

**Taxes:** \$8,088.00  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 14,500

## PROPERTY DESCRIPTION:

2,000 - 6,000 SF of Lease space available to lease or owner occupy. Entire property is available as a excellent low maintenance investment property. Fast growth area with excellent access. Parking in Front and rear for employees and clients. Monument sign available

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