

FOR LEASE

934 E Edwardsville Rd,
Wood River, IL62095

Advance Auto Parts

6,847 SF RETAIL SPACE AVAILABLE FOR LEASE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

934 East Edwardsville Road, Wood River, IL 62095



LOCATION OVERVIEW

Excellent high visibility location with convenient proximity to St. Louis. Situated in a large retail trade area anchored by Walmart Super Store and Schnucks Grocery Store. 2024 population estimate of 25,904 and an average household income of \$72,000 in a 3-mile radius.



30 PARKING SPACES



(1) 8'x9' GRADE DOORS



RESTROOMS



10,500 TRAFFIC COUNT

OFFICE/RETAIL PROPERTY SUMMARY

934 EAST EDWARDSVILLE ROAD

LISTING # 3005

LOCATION DETAILS:

Parcel #: 19-2-08-22-20-401-016
County: IL - Madison
Zoning: B3-Highway Business

PROPERTY OVERVIEW:

Building SF: 6,847
Vacant SF: -
Usable Sqft: -
Min Divisible SF: 6,847
Max Contig SF: 6,847
Office SF: -
Retail SF: 6,847
Signage: Yes
Lot Size: 0.92 Acres
Frontage: 186
Depth: 267
Parking Spaces: 30
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2015
Yr Renovated: -
Building Class: B
Ceilings: 10'
Construction Type: Masonry



SALE/LEASE INFORMATION:

Lease Rate: \$13.00/SF
Lease Type: NNN

FINANCIAL INFORMATION:

Taxes: \$22,585.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 10,500

PROPERTY DESCRIPTION:

6,847 SF auto parts store. It features an open floor plan, (2) restrooms, and (1) 8'x9' overhead door. Currently occupied by Advance Auto Parts. Tenant will be vacating on or before 3/31/2025