

# IRONWORKS - SUITE FOR LEASE

2323 Plum Street | Edwardsville, IL 62025



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# IRONWORKS

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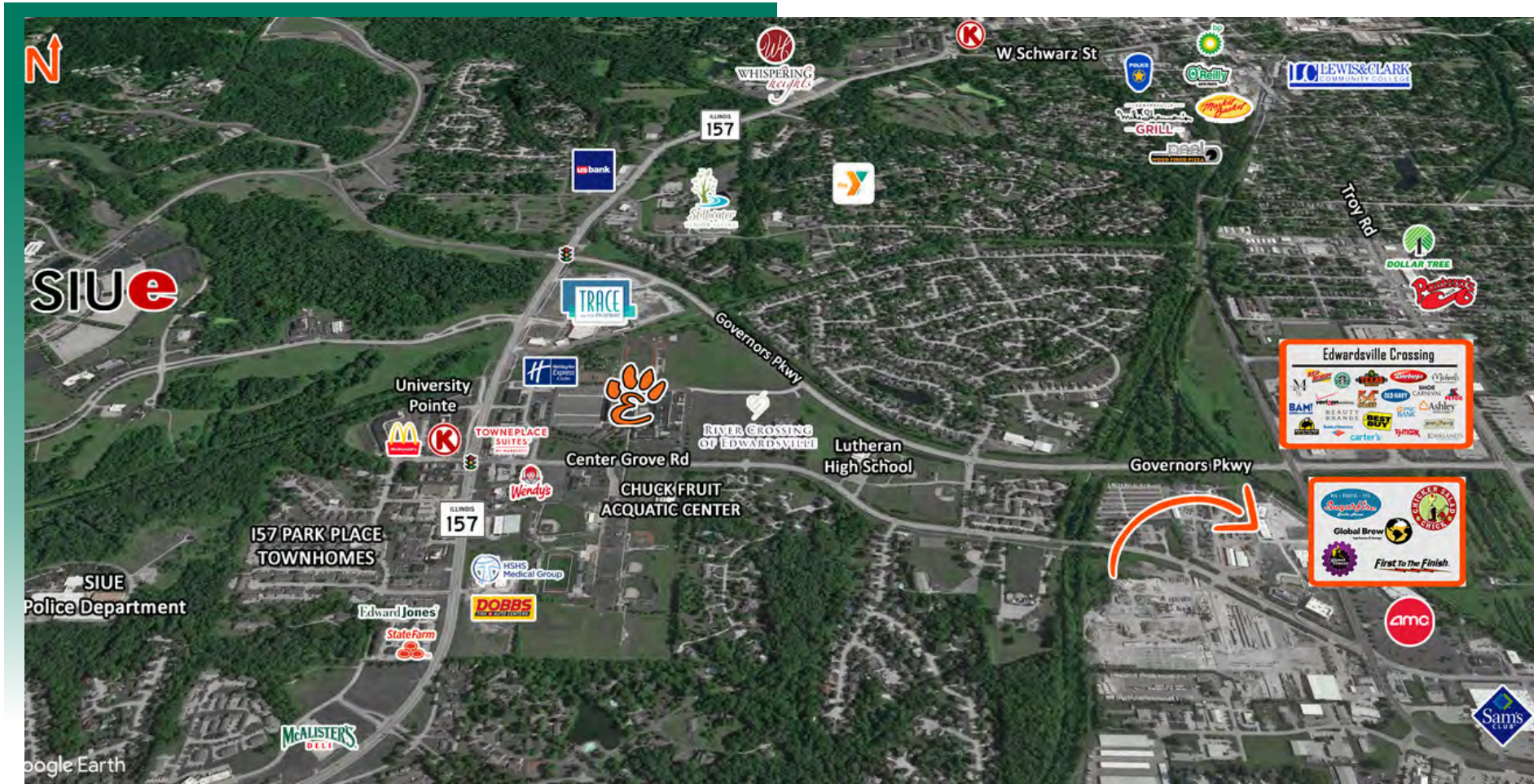
As a new-construction retail center in a high growth suburban location makes it an ideal spot for businesses looking to serve both local residents and visitors.

Current tenants include a dynamic group of local and regional food and beverage operators including Global Brew Tap House, Chicken Salad Chick, Moes Southwest Grill, Koibito Poke, Waxing the City, Tropical Sno, Ziena Boutique and Just Right Eating



# AREA MAP

2323 Plum St., Edwardsville, IL



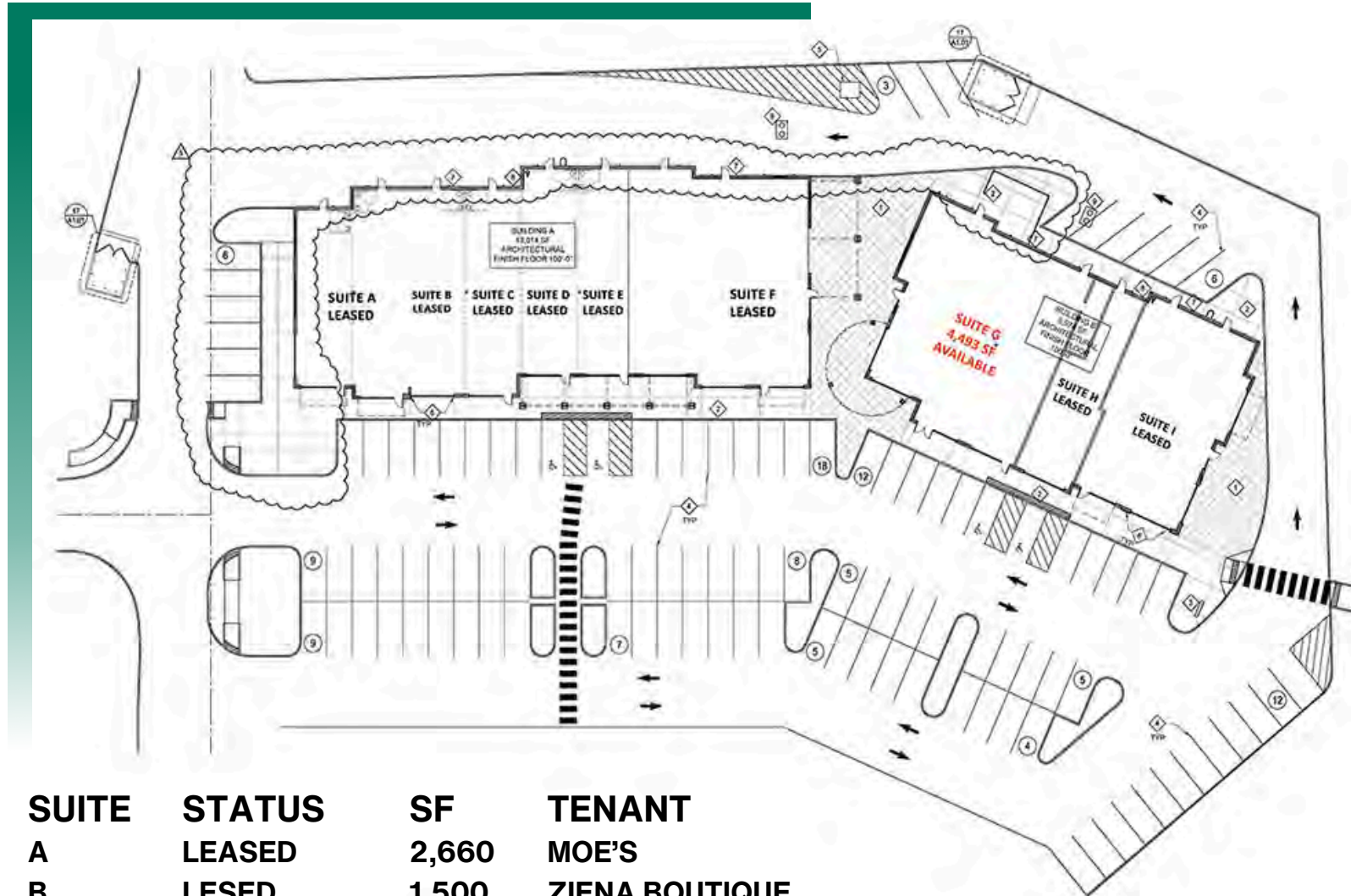
## LOCATION OVERVIEW

Ironworks is located in a growing suburban area just outside St. Louis. Located near major roads: Illinois Route 157, I-55 (3.5 miles to the East) I-270 (5 miles to the south), and IL Route 43 (1.5 miles to the North). Ironworks offers convenient access to surrounding neighborhoods and commercial hubs. Edwardsville is home to a mix of residential and retail spaces, and the proximity to Southern Illinois University Edwardsville (SIUE) adds to the area's potential foot traffic. The center is easily accessible for local residents and commuters.



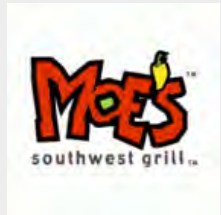
# CENTER AVAILABILITY

2323 Plum St., Edwardsville, IL



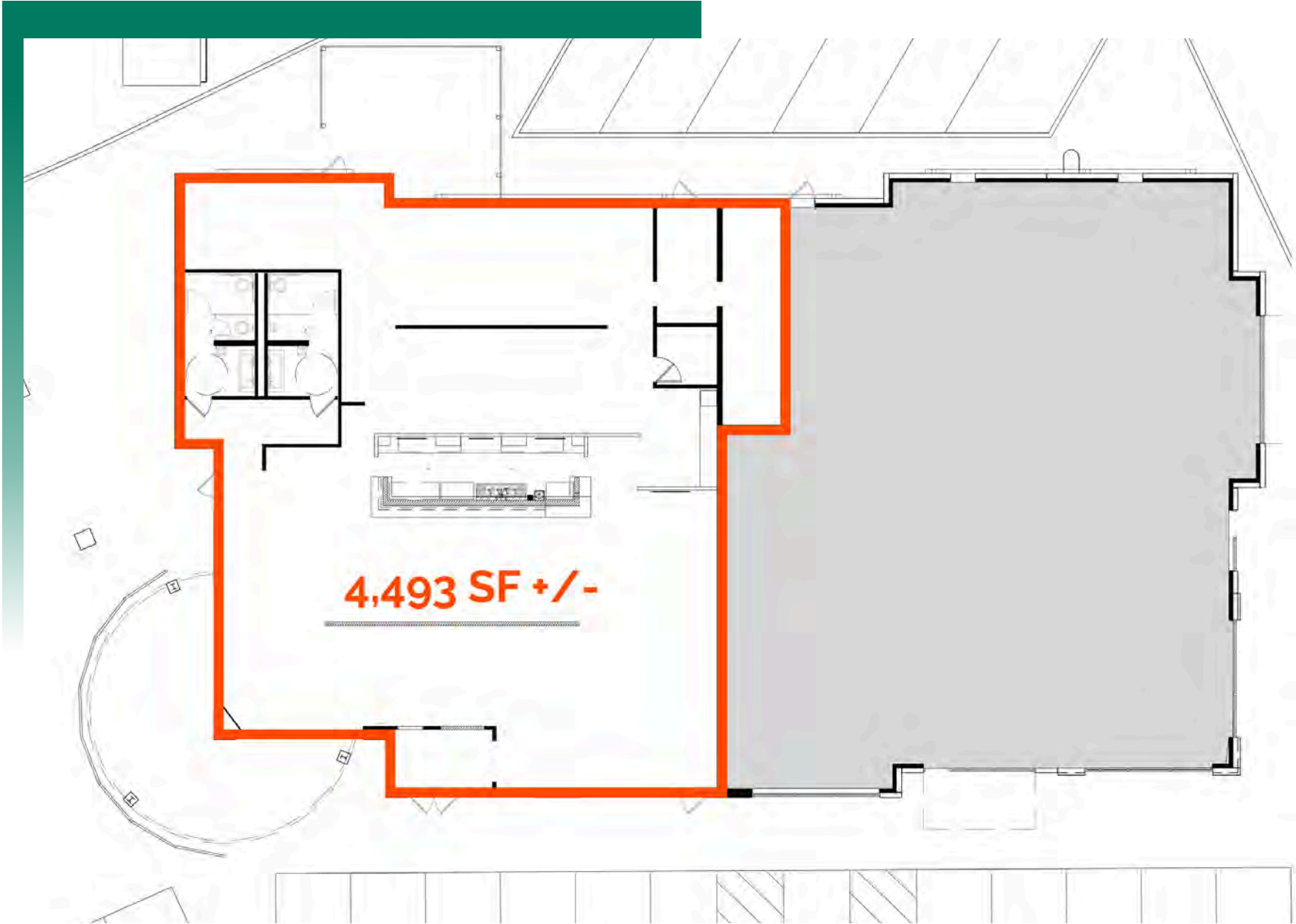
SUITE	STATUS	SF	TENANT
A	LEASED	2,660	MOE'S
B	LEASED	1,500	ZIENA BOUTIQUE
C	LEASED	1,400	KOIBITO POKE
D	LEASED	1,532	WAXING THE CITY
E	LEASED	1,050	JUST RIGHT EATING
F	LEASED	4,918	GLOBAL BREW
<b>G</b>	<b>AVAILABLE</b>	<b>4,493</b>	<b>AVAILABLE</b>
H	LEASED	1,200	TROPICAL SNO
I	LEASED	3,000	CHICKEN SALAD CHICK

## TENANTS



# SUITE G FLOOR PLAN

2323 Plum St., Edwardsville, IL





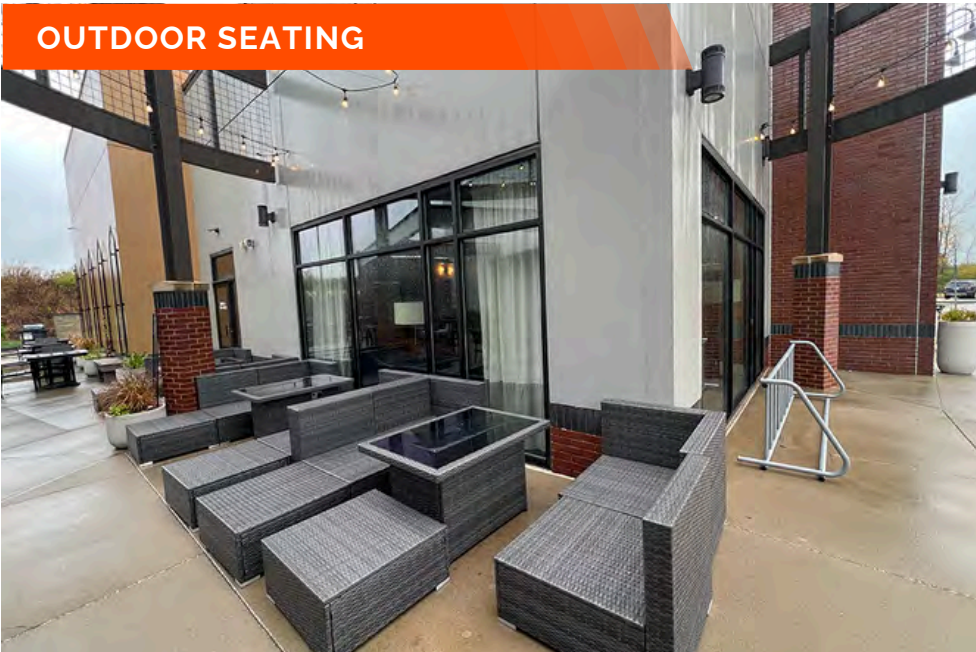
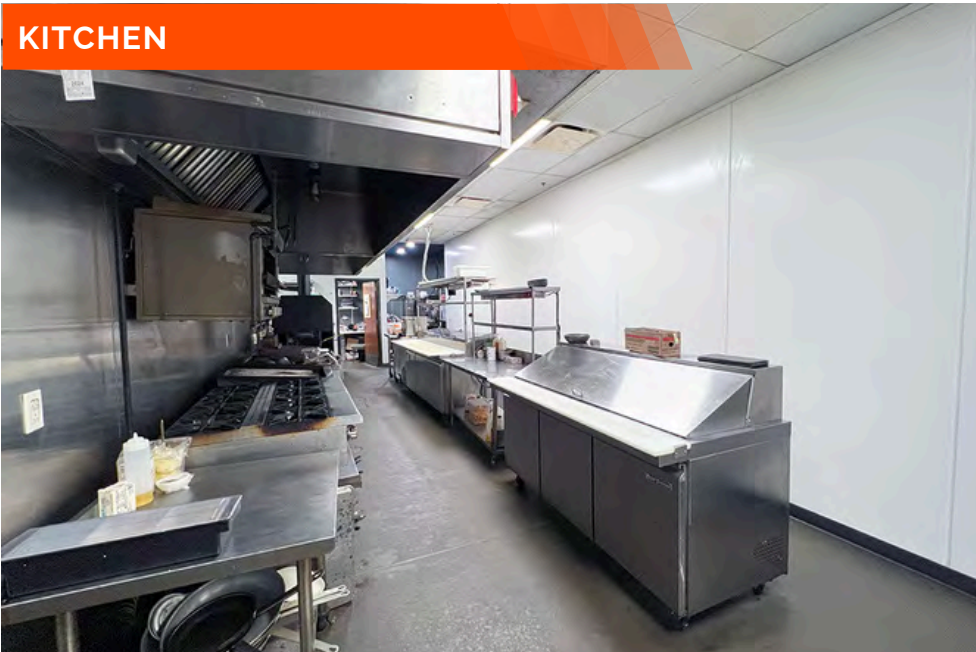
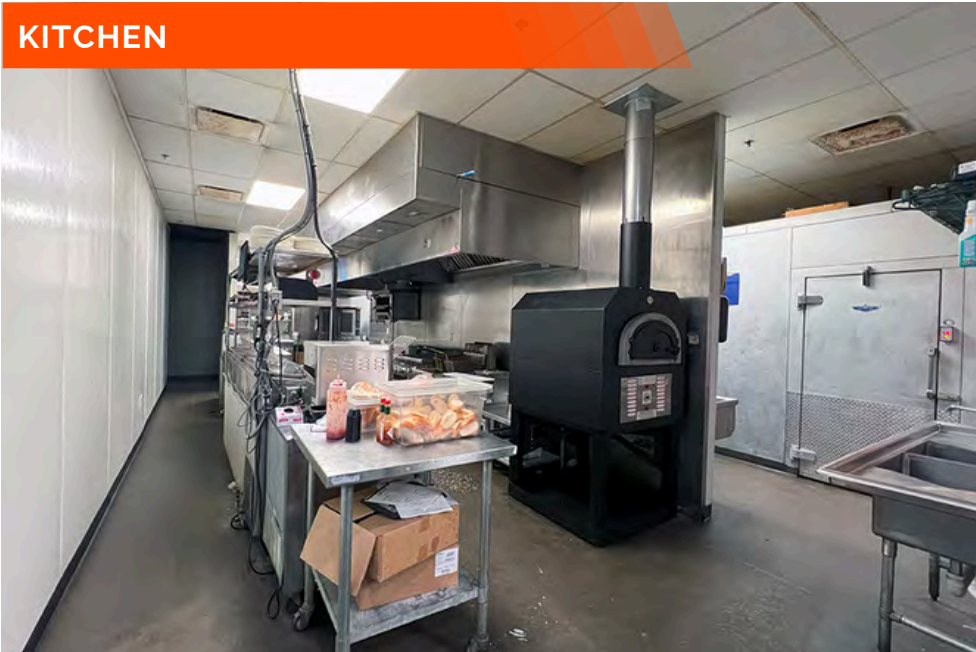
# SUITE G - 4,493 SF RESTAURANT SPACE

## INTERIOR RESTAURANT/BAR AREA IMAGES

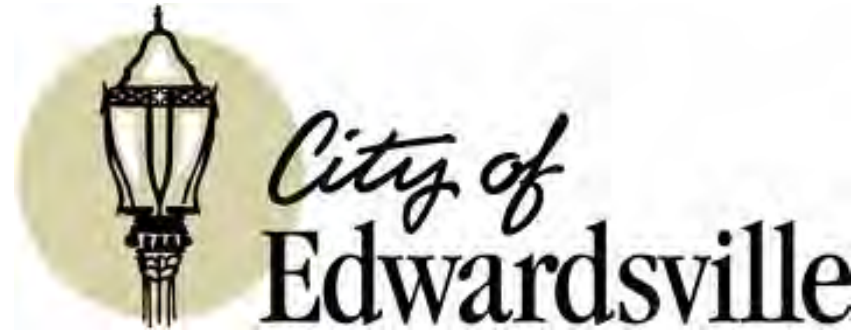




# SUITE G - KITCHEN & OUTDOOR SEATING IMAGES



# AREA INFORMATION



## EDWARDSVILLE ECONOMY

Edwardsville is located on the thriving Illinois side of the Mississippi River, just half an hour from St. Louis, Missouri. Retail businesses, manufacturers, distribution centers, and office and technology firms will all find extraordinary opportunities in what Edwardsville has to offer:

- An unparalleled combination of connectivity that provides some of the lowest shipping costs in the country and easy access to suppliers and markets everywhere.
- Conveniently located sites with key infrastructure, abundant utilities, robust telecommunications and plenty of room to grow.
- Excellent schools that, along with the local colleges and universities, are preparing a large and highly skilled workforce for the most demanding and in-demand jobs.
- A quality of life that helps to attract and retain the best and the brightest workers.
- An enviable network of state and interstate highways that provide easy access to the almost 3 million very active consumers living within a 60-mile radius of the city.
- A powerful package of incentives, including tax abatements and Tax Increment Financing (TIF) Districts, some of which are also located in the Gateway Enterprise Zone to provide additional benefits.

## EDWARDSVILLE ATTRACTIONS

**Downtown Edwardsville** - The downtown setting is so scenic that it has been the backdrop for multiple Hollywood film scenes. One needs look no further than the blocks of storefronts that house coffee shops, artisan bakeries, craft breweries and boutique clothing stores to see why it is the ideal setting for any outing. On Saturday mornings from May to October, downtown is also the home of the Land of Goshen Community Market, where all sorts of locally grown produce, handmade items and specialty crafts can be found. Park the car, get out and walk and explore all the joys of downtown [Edwardsville!](#)

- Art Center
- Children's Museum
- Public Library
- Township Community Park
- The Gardens at SIUE
- Wildey Theatre
- Madison Country Historical Society Museum & Archives
- Main Street Community Center
- Mannie Jackson Center for Humanities
- MCT Trails
- Watershed Nature Center
- 1820 Colonel Benjamin Stephenson House



# OFFICE/RETAIL PROPERTY SUMMARY

2323 PLUM STREET

**LISTING #** 3004

## LOCATION DETAILS:

**Parcel #:** 14-2-15-23-00-000-065  
**County:** IL - Madison  
**Zoning:** Commercial

## PROPERTY OVERVIEW:

**Building SF:** 21,886  
**Vacant SF:** 4,493  
**Usable Sqft:** 4,493  
**Min Divisible SF:** 4,493  
**Max Contig SF:** 4,493  
**Office SF:** -  
**Retail SF:** 4,493  
**Signage:** Building  
**Lot Size:** 2.91 Acres  
**Frontage:** 425  
**Depth:** 300  
**Parking Spaces:** 125  
**Parking Surface Type:** Concrete

## STRUCTURAL DATA:

**Year Built:** 2021  
**Yr Renovated:** -  
**Building Class:** A  
**Ceilings:** 9' - 17'  
**Construction Type:** Mixed

## TAX INCENTIVE ZONES:

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



## SALE/LEASE INFORMATION:

**Lease Rate:** \$26.00 - \$30.00  
**Lease Type:** NNN  
**NNN Expenses:** \$9.00

## FINANCIAL INFORMATION:

**Taxes:** \$106,036.80  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 10,800

## PROPERTY DESCRIPTION:

Ironworks is a retail-focused shopping center offering a variety of commercial spaces for lease. With over 125 parking spaces and excellent visibility, it caters to a range of businesses, from shops to service providers and dining establishments. As a new-construction retail center in a high growth suburban location makes it an ideal spot for businesses looking to serve both local residents and visitors. Current tenants include a dynamic group of local and regional food and beverage operators including Global Brew Tap House, Chicken Salad Chick, Moes Southwest Grill, Koibito Poke, Waxing the City, Tropical Sno, Just Right Eating and Ziena Boutique.