

FOR SALE

5 Country Club
Executive Park,
Edwardsville, IL 62025



NNN INVESTMENT - 10.5% CAP RATE

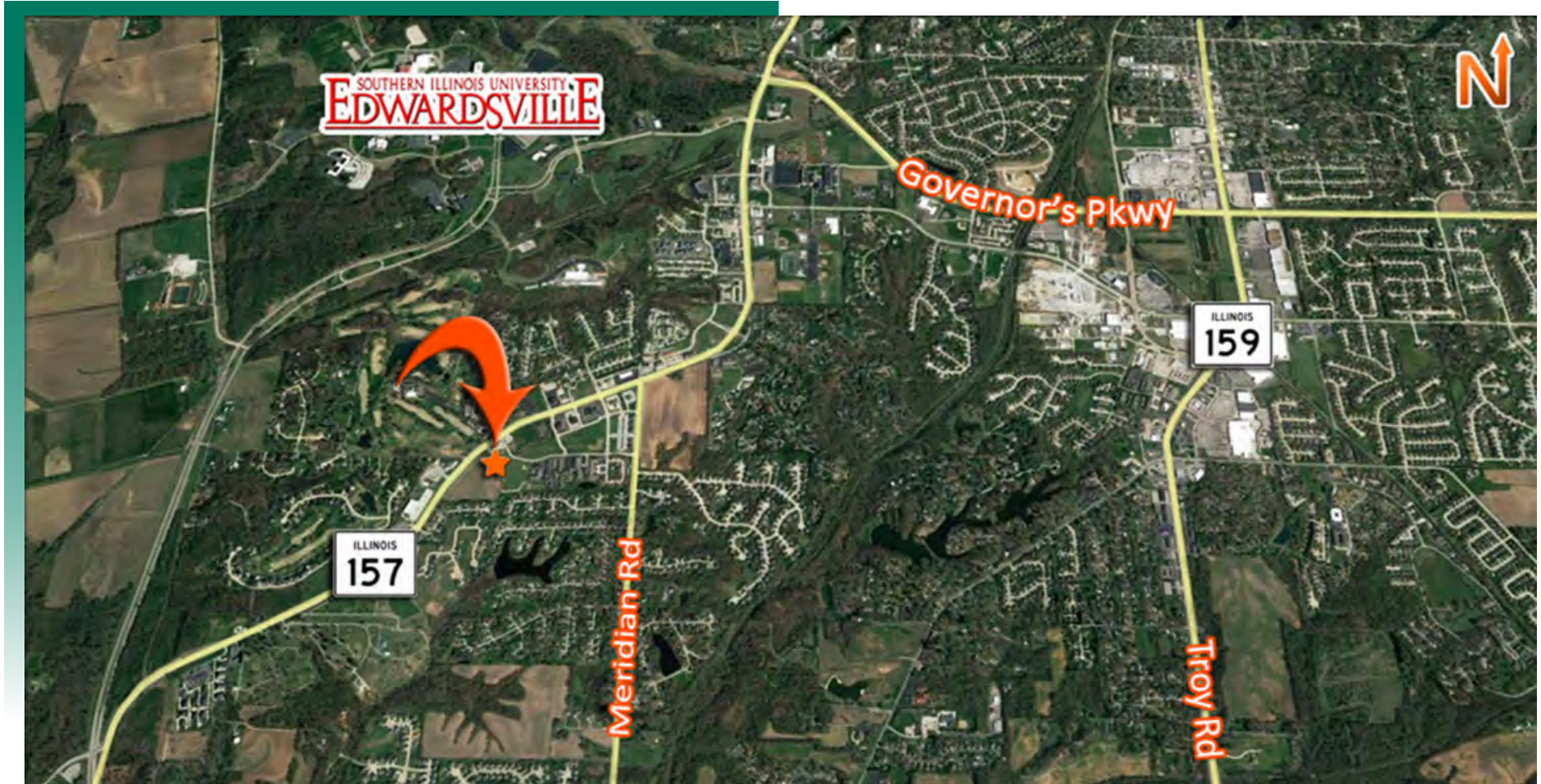
BARBERMURPHY
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AREA MAP

Property Address



LOCATION OVERVIEW

Just over 1 mile from I-270 on IL-157 across from Sunset Hills Country Club. 10 Minutes from downtown Edwardsville.



Frontage: 200'
Depth: IRR'



I-270



16,600 ADT

EXIT

Exit 9

PROPERTY FINANCIALS

5 Country Club Executive Park, Edwardsville, IL 62025



MONUMENT SIGNAGE

INVESTMENT SUMMARY

LIST PRICE	\$842,000
YEAR 1 NOI	\$88,411
CAP RATE	10.5%
PRICE PSF	\$331.50/SF
RENT PSF	\$34.81/SF

FINANCIAL OVERVIEW

INCOME	
Base Rent	\$88,411
Additional Income	NNN
EFFECTIVE GROSS REVENUE	\$88,411
EXPENSES	
Property Tax	Tenant
Insurance	Tenant
CAM	Tenant
NOI	\$88,411

DEMOGRAPHICS

5 Country Club Executive Park, Edwardsville, IL 62025

Population	1 Mile	3 Miles	5 Miles
Male	1,900	14,710	26,751
Female	1,996	16,129	28,842
Total Population	3,896	30,839	55,593

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	730	5,351	9,529
Ages 15-24	593	3,773	6,837
Ages 25-54	1,359	11,883	21,468
Ages 55-64	588	3,871	7,126
Ages 65+	626	5,961	10,633

Income	1 Mile	3 Miles	5 Miles
Median	\$123,721	\$66,650	\$69,566
< \$15,000	17	1,322	1,977
\$15,000-\$24,999	84	922	1,568
\$25,000-\$34,999	94	984	1,738
\$35,000-\$49,999	88	905	2,083
\$50,000-\$74,999	119	1,911	3,987
\$75,000-\$99,999	208	1,668	3,491
\$100,000-\$149,999	463	2,127	4,131
\$150,000-\$199,999	217	992	1,484
> \$200,000	204	680	1,009

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,537	12,119	22,886
Occupied	1,455	11,440	21,644
Owner Occupied	1,044	7,744	15,802
Renter Occupied	411	3,696	5,842
Vacant	82	679	1,242





The Retina Institute is a renowned medical group specializing in the diagnosis and treatment of retinal diseases. With a focus on patient care and cutting-edge research, the institute offers comprehensive services including medical and surgical interventions for conditions like macular degeneration, diabetic retinopathy, and retinal tears. Their team of experienced physicians utilizes advanced technologies to provide world-class care, aiming to preserve and improve vision for patients across Missouri and Illinois.



INVESTMENT PROPERTY SUMMARY

5 COUNTRY CLUB EXECUTIVE PARK

LISTING #

PROPERTY INFO:

Tenants/Units: 1
Parcel #: 14-2-15-21-04-402-003
County: IL - Madison
Zoning: General Commercial
Complex: Country Club Executive Park

STRUCTURAL DATA:

Year Built: 1995
Yr Renovated: -
Floors: -
Roof: Shingle
Construction Type: Wood Frame

FACILITY INFO:

Parking Spaces: 20
Elevator: -
Heating: -
Cooling: -

LAND MEASUREMENTS:

Acres: 0.61 Acres
Frontage: 200
Depth: IRR

PROPERTY DESCRIPTION:



SALE INFORMATION:

Sale Price: \$842,000
Price / SF: \$328.27
CAP Rate: 10.5 %
NOI: \$88,411

EXPENSES:

Taxes: \$12,662.16
Tax Year: 2023
Insurance: Tenant
Utilities: Tenant
CAM: Tenant
Property Management: Tenant

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