

# FOR LEASE

501 N Main Street  
Edwardsville, IL 62025



**1,029 SF OFFICE/RETAIL BUILDING**

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

**Carter Marteeny - CCIM**  
Broker Associate  
Office: (618) 277-4400 (Ext. 41)  
Cell: (618) 304-3917  
carterm@barbermurphy.com

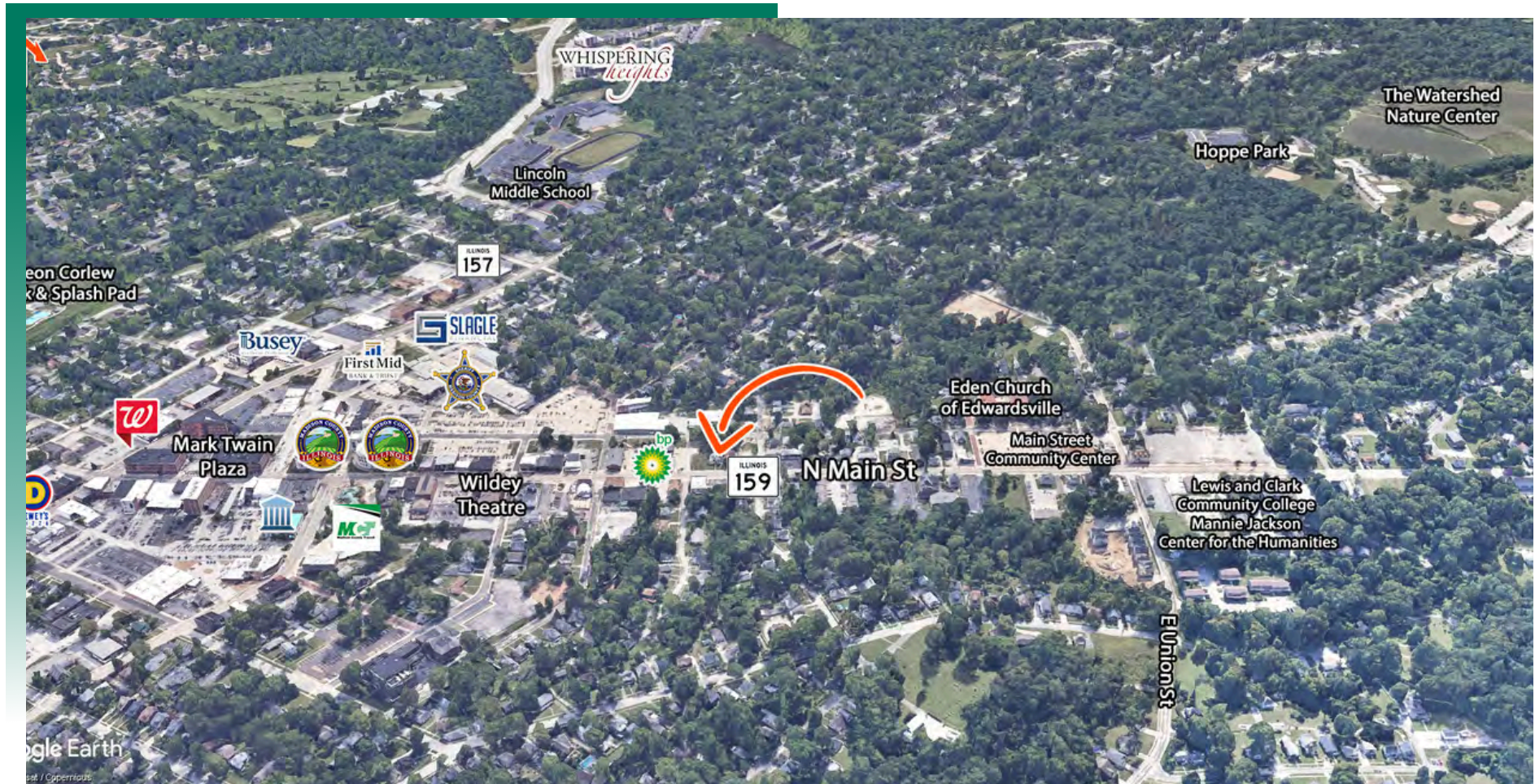


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



## AREA MAP

50 N Main St., Edwardsville



### LOCATION OVERVIEW

Located on North Main Street in desirable downtown Edwardsville. Easy access to I-255 and 143.



## OFFICE/RETAIL SUMMARY PAGE

501 NORTH MAIN STREET

**LISTING #** 3081

### LOCATION DETAILS:

Parcel # 1,029  
County: IL - Madison  
Zoning: C2

### PROPERTY OVERVIEW:

Building SF: 1,029  
Vacant SF: 1,029  
Usable Sqft: 1,029  
Min Divisible SF: 1,029  
Max Contig SF: 1,029  
Office SF: 1,029  
Retail SF: 1,029  
Signage: Yes  
Lot Size: 0.25 Acres  
Frontage: 50'  
Depth: 210'  
Parking Spaces: -  
Parking Surface Type: Paved

### STRUCTURAL DATA:

Year Built: 1964  
Ceilings: 9'



### LEASE INFORMATION:

Lease Rate: \$25.00  
Lease Type: NNN  
NNN Expenses: \$5.00

### FINANCIAL INFORMATION:

Taxes: -  
Tax Year: -

### DEMOGRAPHICS:

Traffic Count: 12,400

### PROPERTY DESCRIPTION:

Freestanding 1,029 sf retail/office space available downtown Edwardsville. Suitable for wide range of users. Adjacent to \$25,000,000 mixed use development. Off-Street parking.