

FOR LEASE

207 St. Louis St.,
Edwardsville, IL
62025

the
albert

775 SF -1,320 SF RETAIL SPACE AVAILABLE

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

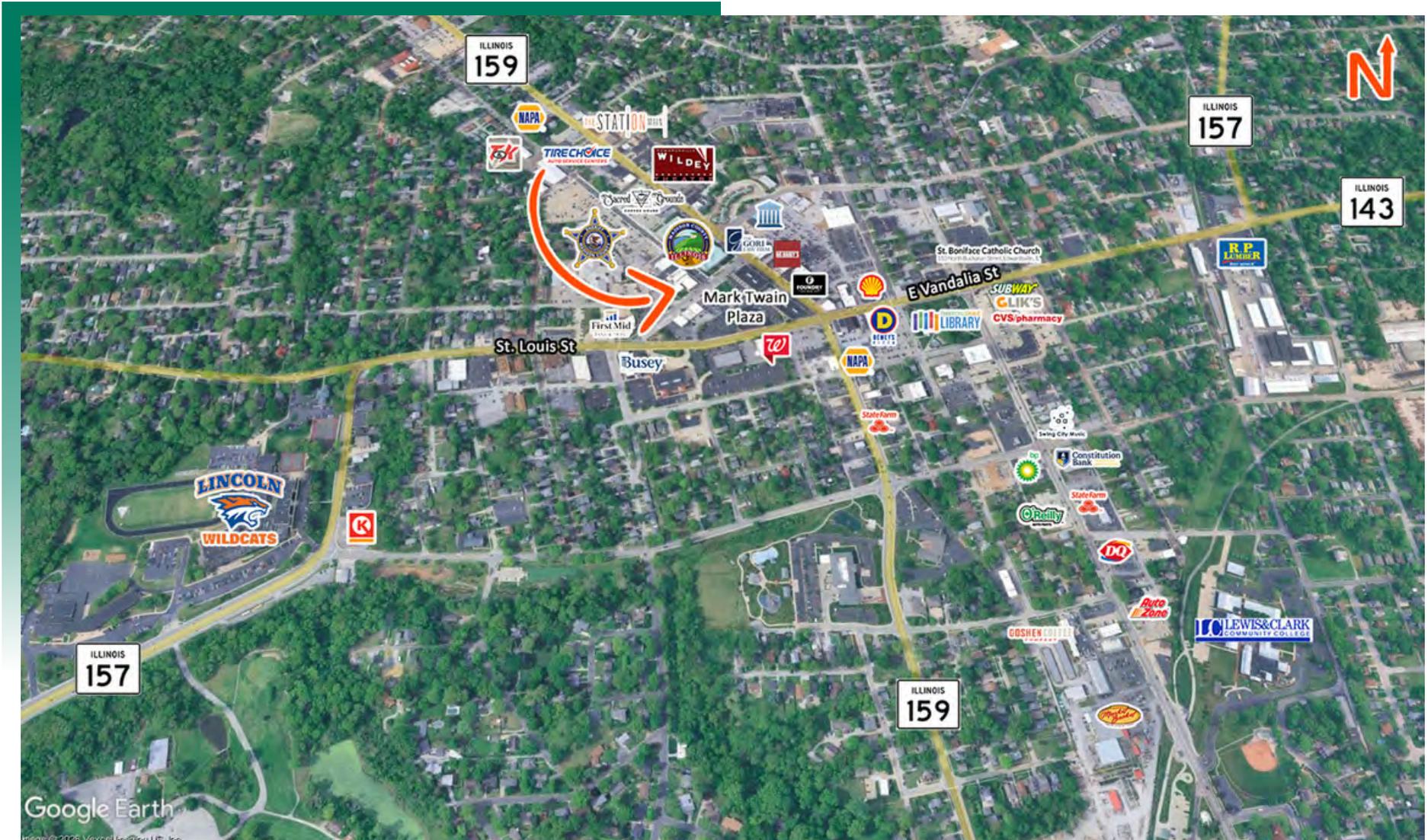
Carter Marteeny - CCIM
Broker Associate
Office: (618) 277-4400 (Ext. 41)
Cell: (618) 304-3917
carterm@barbermurphy.com



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

207 St. Louis St., Edwardsville, IL 62025

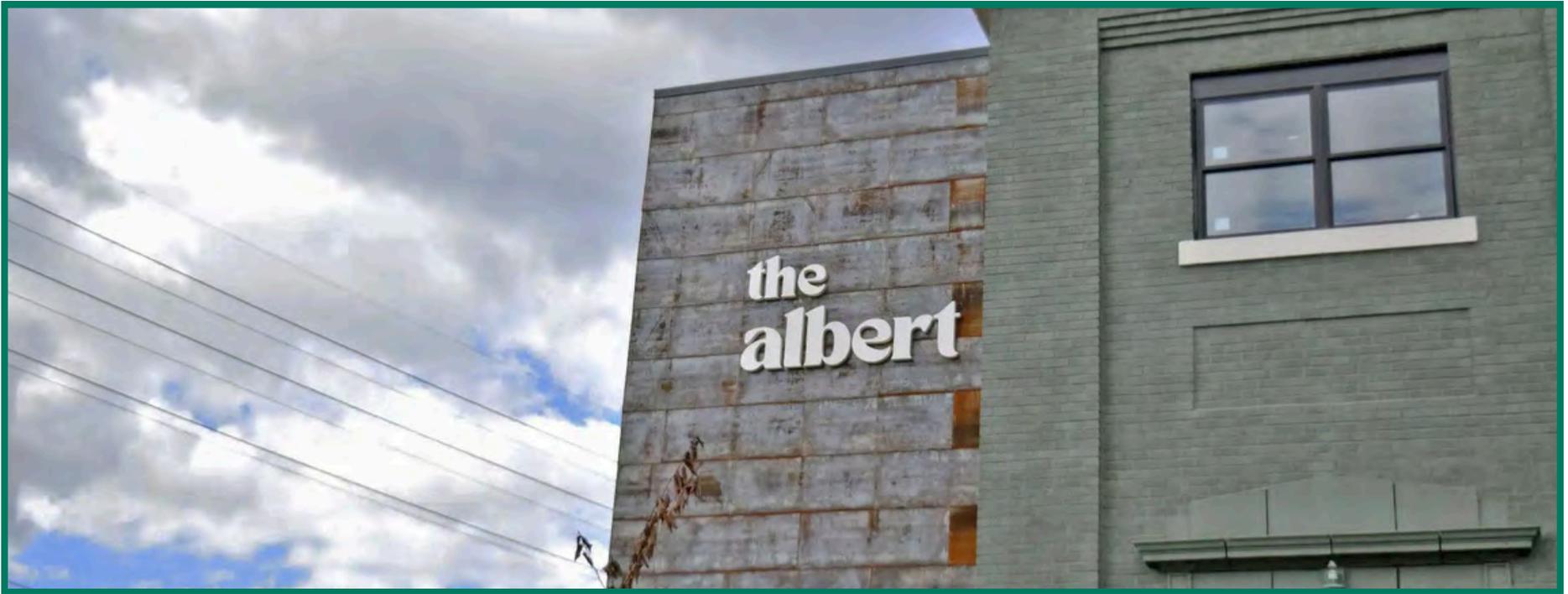


LOCATION OVERVIEW

Located on historic St. Louis street, this property is located in the heart of Downtown Edwardsville with shops, restaurants, and entertainment within walking distance.

PROPERTY INFORMATION

207 St. Louis St., Edwardsville, IL 62025



PROPERTY DESCRIPTION

3 new construction retail/office suites available on the ground level of a multi-family development in Downtown Edwardsville. Suites can be finished to suit to accommodate a variety of users. Walkable, affordable, shop space adjacent to new Goshen Commons development.

~~LEASED SUITE 1: 260 SF~~

SUITE 2: 1,080 SF

SUITE 3: 775 SF

SUITE 4: 1,320 SF

LEASE RATE: \$24.00/SF, NNN

SUITE INFORMATION

207 St. Louis St., Edwardsville, IL 62025



- All suites are in white-box condition
- Landlord is capable and conversational to perform desired tenant-finish needs.

GOSHEN COMMONS DEVELOPMENT

207 St. Louis St., Edwardsville, IL 62025



Goshen Commons is a new downtown Edwardsville park and event space featuring plazas, landscaping, a stage, restrooms, seating, and bike parking. It hosts the Land of Goshen Farmers Market and connects to Main Street improvements and the future Route 66 Trail extension. Designed by Lochmueller with support from Arcturis, it anchors a vibrant, active district.

OFFICE/RETAIL SUMMARY

207 ST. LOUIS ST

LISTING # 3184

LOCATION DETAILS:

Parcel # 14-2-15-11-10-102-041
County: IL - Madison
Zoning: B-1

PROPERTY OVERVIEW:

Building SF: 13,415
Vacant SF: 3,175
Min Divisible SF: 775
Max Contig SF: 1,320
Retail SF: 3,175
Lot Size: 0.23 Acres
Frontage: 181
Depth: 96
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 2025
Building Class: A
Ceilings: 9'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$24.00 /SF
Lease Type: NNN

DEMOGRAPHICS:

Traffic Count: 8,850

Property Description

3 new construction retail/office suites available on the ground level of a multi-family development in Downtown Edwardsville. Suites range from 206 SF to 1,320 SF and can be finished to suit to accommodate a variety of users. Walkable, affordable, shop space adjacent to new Goshen Commons development.