



SHOPPES AT MERIDIAN PLAZA - PRIME RETAIL SUITES FOR LEASE

86-88 Magnolia Dr., Glen Carbon, IL 62034



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

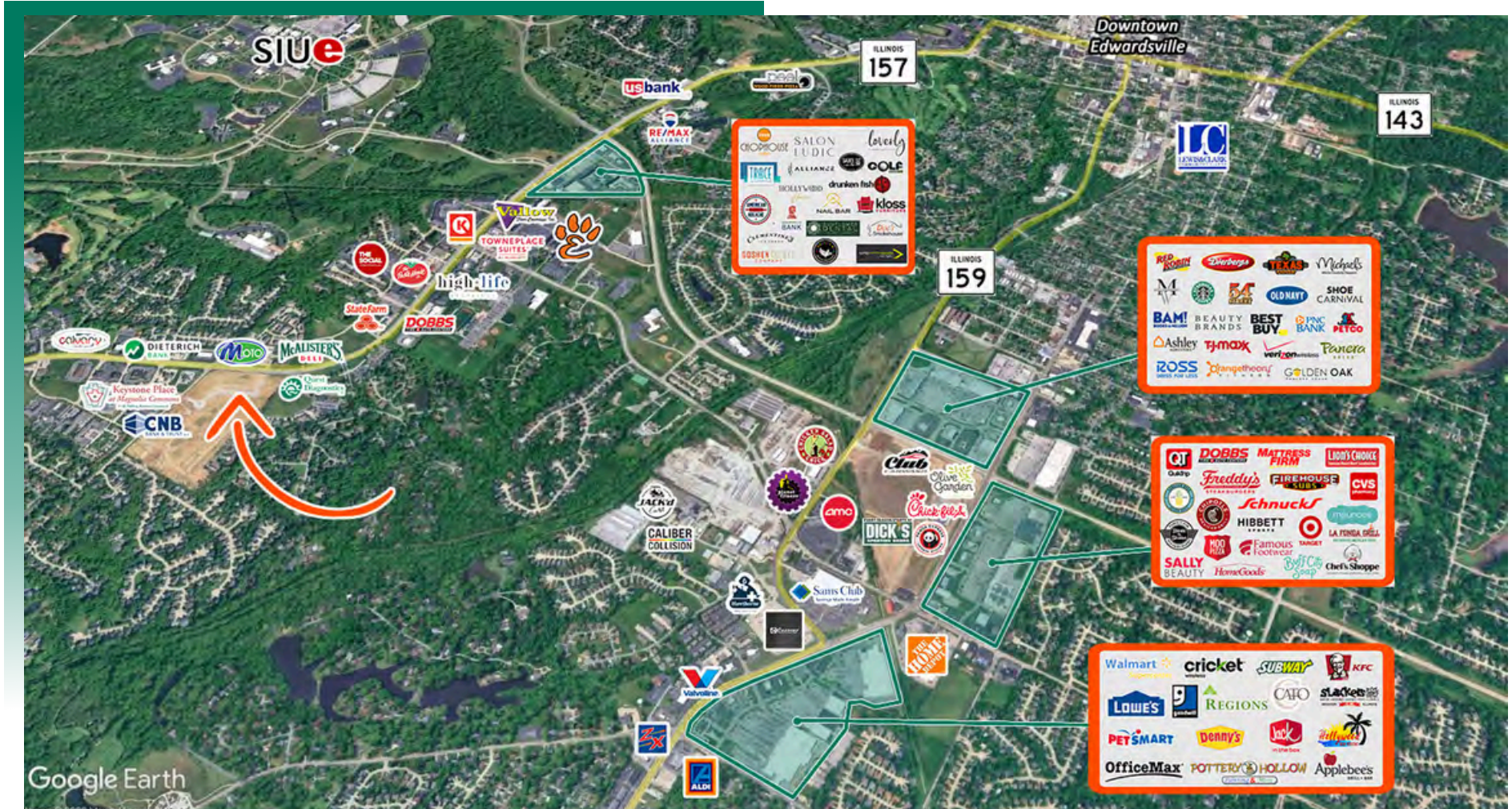
Carter Marteeny - CCIM
Broker Associate
Office: (618) 277-4400 (Ext. 41)
Cell: (618) 304-3917
carterm@barbermurphy.com

Collin Fischer - CCIM, SIOR
Designated Managing Broker
Office: (618) 277-4400 (Ext. 20)
Cell: (618) 420-2376
collinf@barbermurphy.com



AREA MAP

86-88 Magnolia Dr., Glen Carbon, IL 62034



LOCATION OVERVIEW

86-88 Magnolia Drive is ideally located in the heart of Glen Carbon, surrounded by established residential neighborhoods that provide a consistent and reliable customer base. The property offers convenient access to Illinois Route 159, with close proximity to Interstate 270 and Interstate 55, allowing for seamless connectivity throughout the Metro East and into the greater St. Louis region. The immediate trade area continues to experience steady residential growth and strong household incomes, supporting sustained demand for retail and service users. Nearby retail and commercial development further enhances traffic to the area, making this location well-suited for businesses seeking visibility, accessibility, and proximity to a growing population base. Proximity to SIUE - 13,000+ students enrolled.

PROPERTY PHOTOS & INFORMATION

86-88 Magnolia Dr., Glen Carbon, IL 62034

SUITE A - DRIVE-THRU CAPABILITY



SUITE F & SUITE G



SUITE A

1,900 SF

End Cap

SUITE F

1,447 SF

In-Line

SUITE G

1,324 SF

In-Line

ALL SUITES



- Modern neighborhood retail center with strong visibility and easy access
- Inline and/or end-cap opportunities available
- Flexible suite sizes to accommodate a variety of retail and service users
- Storefront glass and signage opportunities for maximum exposure
- Ample surface parking with convenient front-door access
- Professionally maintained property with strong curb appeal

LEASE RATES:

SUITE A: \$30.00/SF, NNN

SUITE F & SUITE G: \$28.00/SF, NNN

OFFICE/RETAIL SUMMARY

86-88 MAGNOLIA DR

LISTING # 3238

LOCATION DETAILS:

Parcel # 14-2-15-22-00-000-046
County: IL - Madison
Zoning: General Commercial

PROPERTY OVERVIEW:

Building SF: 16,000
Vacant SF: 4,671
Usable Sqft: 4,671
Min Divisible SF: 1,324
Max Contig SF: 2,771
Retail SF: 4,671
Lot Size: 2.50 Acres
Frontage: 350 ft
Depth: 270 ft
Parking Spaces: 117
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 2024
Building Class: A



LEASE INFORMATION:

Lease Rate: \$28.00/SF - \$30.00/SF
Lease Type: NNN
NNN Expenses: \$5.00

FINANCIAL INFORMATION:

Taxes: \$19,111.00
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 20,000

PROPERTY DESCRIPTION:

86-88 Magnolia Drive offers a well-maintained, multi-tenant retail building positioned to serve the surrounding Glen Carbon community. The property features functional, flexible layouts suitable for a variety of retail and service-oriented users, with strong storefront visibility and convenient customer access. In-line and drive-thru availability.

Tenants benefit from ample on-site parking, efficient suite configurations, and a welcoming retail environment ideal for boutique, personal service, or neighborhood-focused businesses. The building provides an excellent opportunity to establish or expand within a stable and desirable Metro East submarket.

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

CARTER MARTEENY, CCIM
Broker Associate
O: (618) 277-4400
C: (618) 304-3917
carterm@barbermurphy.com

COLLIN FISCHER, CCIM, SIOR
Designated Managing Broker
O: (618) 277-4400
C: (618) 420-2376
collinf@barbermurphy.com