

FOR LEASE

1830-1832 Vaughn Rd.,
Wood River, IL 62095

**Suite 1832
1,450 SF**

**Suite 1830
2,100 SF**



END-CAP RETAIL/OFFICE SPACE

BARBERMURPHY
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AREA MAP

1830-1832 Vaughn Rd., Wood River, IL 62095



LOCATION OVERVIEW

Corner of Vaughn St., and Wesley Drive. This property is 0.5 miles West of Interstate 255.

PROPERTY PHOTOS & INFORMATION

1830-1832 Vaughn Rd., Wood River, IL 62095

VIEW OF BOTH SUITES



SUITE 1832



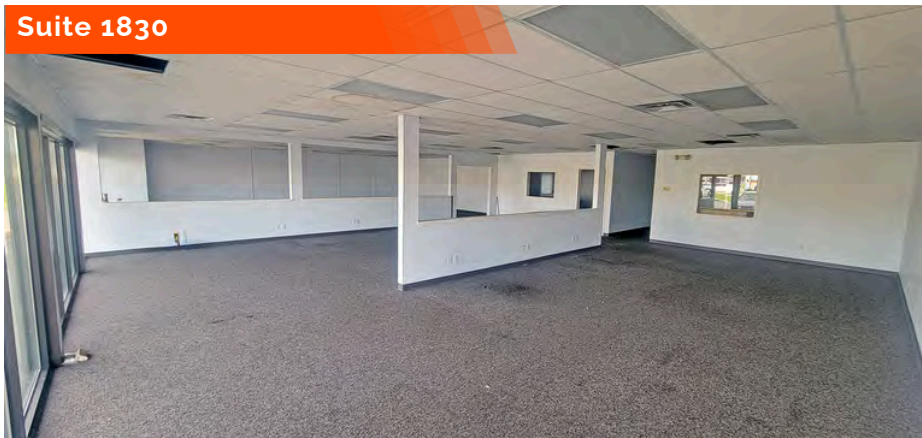
Suite 1832



Suite 1830



Suite 1830



- End-cap retail/office space at a signalized intersection
- Flexible suite sizes: 1,450–3,550 SF (contiguous)
- Includes 3 private offices, kitchenette area, (2) ADA-compliant restrooms, & mechanical room
- Open floor plan for flexible layout
- Located within a multi-tenant retail strip
- Co-tenants include: Mallory Sporting Goods, El Michoacán Mexican Restaurant, Fantastic Sam's, Lucy's Place, Cricket Mobile, and Edward Jones

OFFICE/RETAIL SUMMARY

1830-1832 VAUGHN RD

LISTING # 3243

LOCATION DETAILS:

Parcel # 19-2-08-23-18-301-011.001
County: IL - Madison
Zoning: B-2 Community Business

PROPERTY OVERVIEW:

Building SF: 5,040
Vacant SF: 3,550
Usable Sqft: 3,550
Min Divisible SF: 1,450
Max Contig SF: 3,550
Office SF: 3,550
Retail SF: 3,550
Signage: Building
Parking Spaces: 16
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1969
Ceilings: 9'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: Contact Broker
Lease Type: NNN

DEMOGRAPHICS:

Traffic Count: 15000

PROPERTY DESCRIPTION:

End-Cap retail/office space located at the signalized intersection of Vaughn St. and Wesley Drive. 1,450 to 3,550 SF contiguous. 3 private offices, kitchenette, 2 ADA restrooms and mechanical room. Open floor concept. Tenants include Mollory Sporting Goods, EL Michoacán Mexican Restaurant, Fantastic Sam's, Lucy's Place, Cricket Mobile and Edward Jones.