

FOR LEASE

7640 Plummer Business Dr.
Troy, IL 62294



TROY SHOPPING CENTER - RETAIL/OFFICE SPACE FOR LEASE

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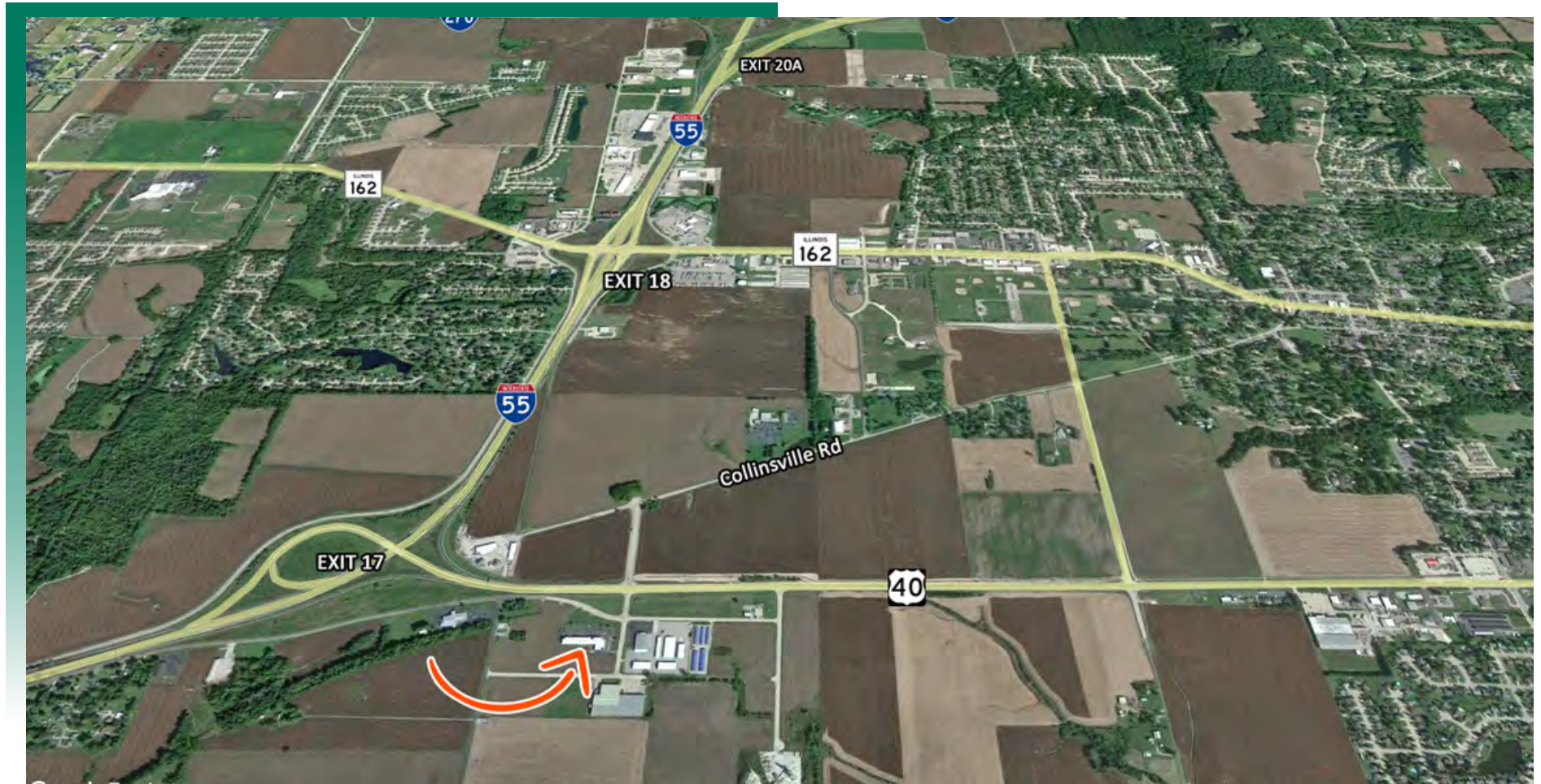
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

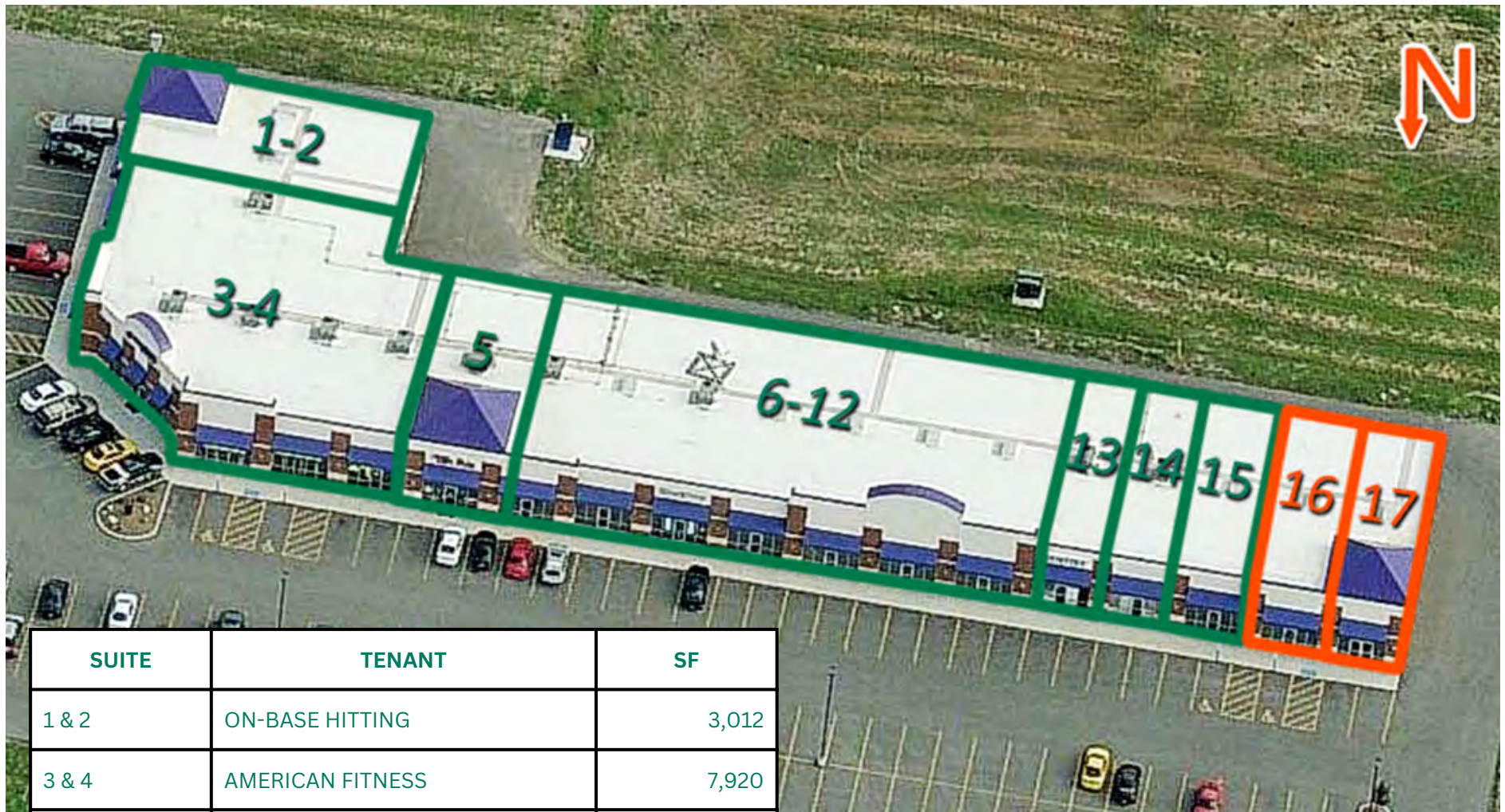
7640 Plummer Business Dr., Troy, IL



LOCATION OVERVIEW

Easy access from the Interstate in a growing business park. 15,000 ADT on Highway 40; Over 41,000 on I-55/70.

SPACE AVAILABILITY



SUITE	TENANT	SF
1 & 2	ON-BASE HITTING	3,012
3 & 4	AMERICAN FITNESS	7,920
5	Farmer's Insurance	1,640
6 THRU 12	TROY EARLY CHILDHOOD CENTER	10,411
13 & 14	DR. CXAZAR, DDS	2,738
15	EDWARD JONES	1,485
16	AVAILABLE	1,520
17	AVAILABLE	1,492

OFFICE/RETAIL SUMMARY PAGE

7640 PLUMMER BUSINESS DR

LISTING # 1371

LOCATION DETAILS:

Parcel # 30,500
County: IL - Madison
Zoning: C-3 - Troy

PROPERTY OVERVIEW:

Building SF: 30,500
Vacant SF: 3,012
Min Divisible SF: 1,492
Max Contig SF: 3,012
Signage: Building
Lot Size: 3.25 Acres
Frontage: 470
Depth: 270
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2006
Renovated: 2017
Building Class: B
Ceilings: 12'



LEASE INFORMATION:

Lease Rate: \$14.00
Lease Type: NNN
NNN Expenses: \$3.88

FINANCIAL INFORMATION:

Taxes: \$42,980.68
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 15,000

Property Description

Troy Shopping Center: (2) Office/Retail Suites available. Up to 3,000 contiguous SF with excellent exposure to Hwy 40