

Troy Shopping Center - Retail/Office Space for Lease

7640 Plummer Business Dr., Troy, IL 62294



- Up to 3,000 SF Contiguous Space for Lease
- Visibility from Hwy 40 | 15,000 ADT
- Easy Access from I-55/70, Exit 17
- Adjacent to RP Lumber

LEASE RATE: \$14.00 per SF, NNN

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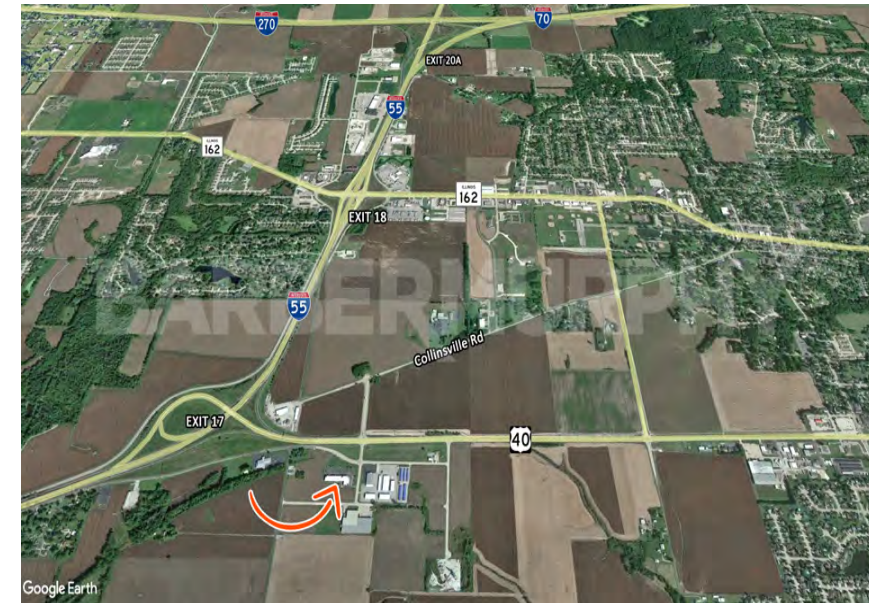
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SUITE	TENANT	SF
1-2	ON-BASE HITTING	3,012
3-4	AMERICAN FITNESS	7,920
5	EMERGENT LEARNING	1,640
6-12	TROY EARLY CHILDHOOD CENTER	10,411
13-14	DR. CXAZAR, DDS	2,738
15	EDWARD JONES	1,485
16	AVAILABLE	1,520
17	AVAILABLE	1,492



Listing No: 1371.1**Retail****Office**Troy Shopping Center
7640 Plummer Business Dr
Troy, IL 62294**SALE INFORMATION:****For Sale:** No**Sale Price:****Sale Price/SF:****CAP Rate:****GRM:****NOI:****LEASE INFORMATION:****For Lease:** Yes**Lease Rate:** \$14.00**Lease Type:** NNN**Net Charges:** \$3.33**CAM Charges:****Lease Term:****Leasing Comments:****Comments**Up to 3,000 SF is contiguous, Easy access from the Interstate in a growing business park.
15,000 ADT on Highway 40; Over 49,000 on I-55/70.**Total SF Available:** 3,012 SF**Min Divisible SF:** 1,492 SF**SQUARE FOOT INFO:****Building Total:** 30,170 SF**Total Available:** 3,012 SF**Direct Lease:** 3,012 SF**Sublease:** 0 SF**Office:** 0 SF**Retail:** 3,012 SF**Min Divisible:** 1,492 SF**Max Contiguous:** 3,012 SF**LAND MEASUREMENTS:****Acres:** 3.25**Frontage:** 470 FT**Depth:** 270 FT**PROPERTY INFORMATION:****Parcel No:** 09-2-22-17-05-101-023**County:** Madison**Zoning:** C-3**Zoning By:** Troy**Complex:** Plummer Business Park**Prior Use:****TIF:** No**Enterprise Zone:** No**Survey:** No**Environmental:** No**Archaeological:** No**Parking:** Shared**Surface Type:** Asphalt**Traffic Count:** 15,000**Property Tax:** \$37,651.00**Tax Year:** 2020**STRUCTURAL DATA:****Year Built:** 2006 **Clearance Min:** **Exterior:** Brick/EIFS**Rehab Year:** 2017 **Clearance Max:** 12' **Bay Spacing:****Floors:** 1 **Floor Drains:** **Sprinklers:** NO**Class:** B**Listing Broker(s)**Collin Fischer CCIM
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