

University Pointe

Commerce Dr. & Century Dr.
Edwardsville, IL 62025



Leases From: \$20.00 per SF, NNN

- Spaces Available from 850 SF
- Located along IL-157 near entrance to SIUE
- Historically Low Vacancy & Professionally Managed

BARBERMURPHY

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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.





Demographics

	1 Mile	3 Mile	5 Mile
Population	5,400	37,662	53,559
HH Income	\$72,987	\$67,728	\$73,743



Listing No: 2041

Retail

University Pointe II
1041 Century Dr
Edwardsville, IL 62025

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$20.00
Lease Type: NNN
Net Charges: \$4.56
CAM Charges:
Lease Term:

Leasing Comments:

TI Allowance Negotiable

Comments

Located on 157 near entrance to SIUE. Professionally managed center with excellent tenant mix.

Total SF Available: 5,943 SF
Min Divisible SF: 850 SF

SQUARE FOOT INFO:

Building Total: 78,720 SF
Total Available: 5,943 SF
Direct Lease: 3,140 SF
Sublease: 0 SF
Office: 0 SF
Retail: 3,140 SF
Min Divisible: 850 SF
Max Contiguous: 2,800 SF

LAND MEASUREMENTS:

Acres: 13.00
Frontage: 700 FT
Depth: 350 FT

PROPERTY INFORMATION:

Parcel No: 14-1-15-22-00-000-002.005	TIF:	Parking: 4;1,000
County: Madison	Enterprise Zone: No	Surface Type: Asphalt
Zoning: B-2	Survey: No	Traffic Count: 21100
Zoning By: Edwardsville	Environmental: No	Property Tax: \$158,176.80
Complex: University Pointe	Archaeological: No	Tax Year: 2017
Prior Use:		



STRUCTURAL DATA:

Year Built: 2003	Clearance Min:	Exterior: Brick EIFS
Rehab Year:	Clearance Max:	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class: B		

Listing Broker(s)

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