

ALLEN PLAZA

FOR LEASE > 1,250 SF END-CAP RETAIL SUITE

2709-2719 N Center St., Maryville, IL 62062



- Former restaurant space
- Located ½ mile west of Anderson Hospital
- Excellent visibility on North Center St (IL Rte 159) with 18,000 ADT
- Additional employee parking behind building

LEASE RATE: \$15.00/SF, GROSS

BARBERMURPHY
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AREA MAP

2709-2719 N Center St., Maryville, IL 62062



LOCATION OVERVIEW

Located 1/2 mile from Anderson Hospital, on N Center St (IL-159) at Vadalabene Dr, equidistant from I-55 and I-270

OFFICE/RETAIL SUMMARY

2709-2718 NORTH CENTER STREET, MARYVILLE, IL 62062

LISTING # 2110

LOCATION DETAILS:

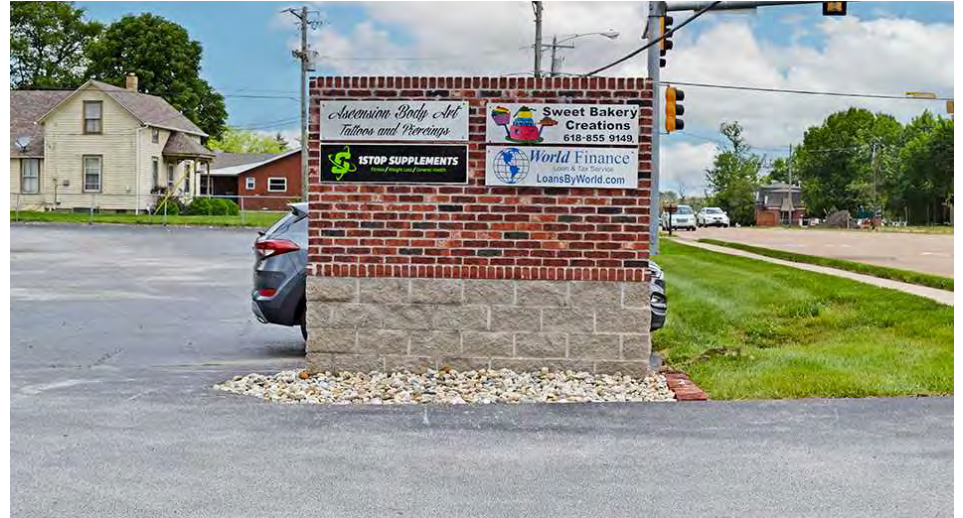
Parcel # 13-1-21-02-03-302-021
County: IL - Madison
Zoning: B-1 Commercial - Maryville

PROPERTY OVERVIEW:

Building SF: 7,750
Vacant SF: 1,250
Min Divisible SF: 1,250
Max Contig SF: 1,250
Office SF: 1,250
Retail SF: 1,250
Signage: Monument
Lot Size: 1.0 Acres
Frontage: 200
Depth: 225
Parking Spaces: 40
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1976
Renovated: 2025
Building Class: C



LEASE INFORMATION:

Lease Rate: \$15.00/SF
Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$16,472.00
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 18000

PROPERTY DESCRIPTION:

Well located strip center in the heart of Maryville's retail corridor along Center St (IL 159)