

# FOR LEASE

1,000 SF – 4,200 SF Class A Retail  
Meridian Plaza Mixed-Use Development  
99 Magnolia Dr.  
Glen Carbon, IL 62034

■ Choosekwg.com ■ 784 Wall St. O'Fallon, IL Suite 150 ■ Choosekwg.com ■



- Lease Rate: \$32 PSF

- Break Ground April 2025

> White Box Delivery December 2025

- Located on the Edwardsville/Glen Carbon Border

- Tenant Improvement Allowance Provided

- Ave. Household Income 5 miles: \$85,040

- 33 miles: Lambert- STL International Airport

- 21 miles: St. Louis, MO

- 144 apartment units being built in the center of the development.

- All 7 retail out-lots have been purchased

- 3 miles: Southern Illinois University Edwardsville with 14,000 Students



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Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quote. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent inv