

TROY TOWN CENTER II

635-653 Edwardsville Rd. Troy, IL 62294

FOR LEASE



BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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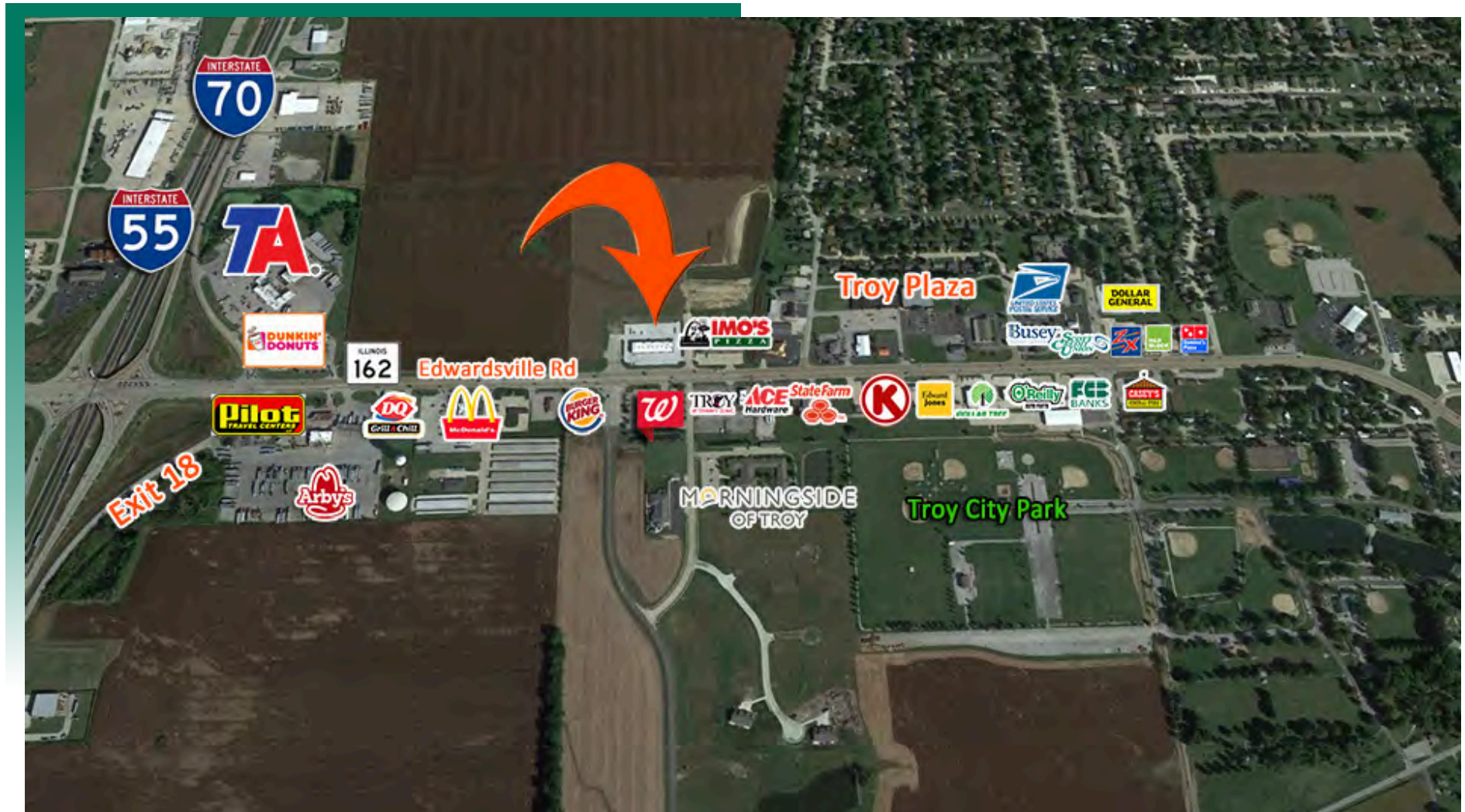
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AREA MAP

635-653 Edwardsville Rd. Troy, IL 62294



LOCATION OVERVIEW

Highly visible location on IL-162 (Edwardsville Road) with 14,000 ADT.

FLOOR PLAN

635-653 Edwardsville Rd. Troy, IL 62294



PROPERTY SUMMARY

(3) 1,540 SF Bays - Finish to suit

Bays could be combined for a total of 4,620 contiguous SF

Join Joe's Pizza, Jimmy John's and Athletico.

LEASE RATES STARTING AT:
\$14.00/SF, NNN

*Not to scale

PROPERTY PHOTOS

635-653 Edwardsville Rd. Troy, IL 62294

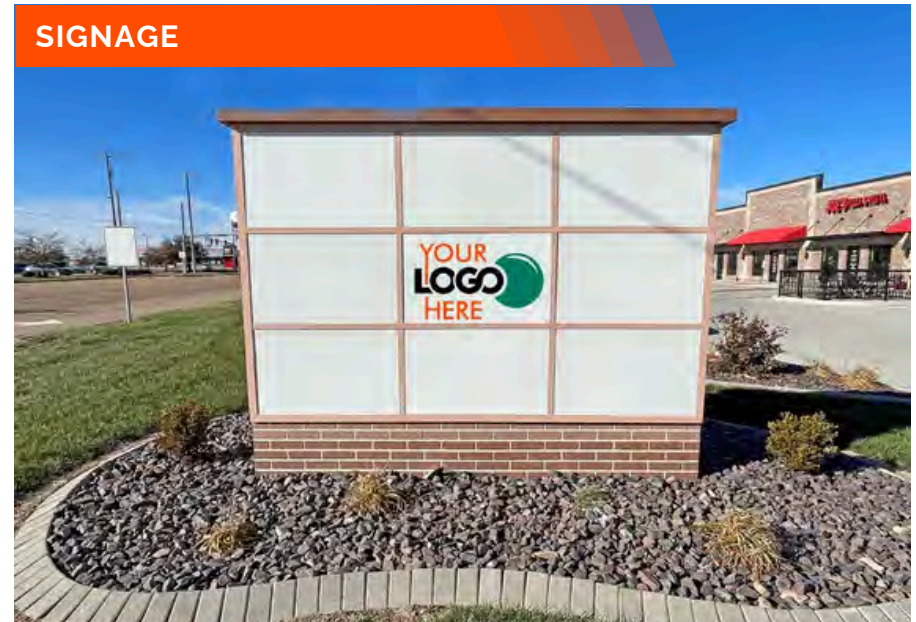
FRONT EXTERIOR



AERIAL



SIGNAGE



RETAIL SUMMARY

635-653 EDWARDSVILLE RD

LISTING # 2676

LOCATION DETAILS:

Parcel # 14,405
County: IL - Madison
Zoning: C-3 - Troy

PROPERTY OVERVIEW:

Building SF: 14,405
Vacant SF: 4,620
Min Divisible SF: 1,540
Max Contig SF: 4,620
Office SF: 4,620
Retail SF: 4,620
Signage: Yes
Lot Size: 2.50 Acres
Frontage: 300
Depth: 280
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 2020
Building Class: B
Ceilings: 9' - 10'
Construction Type: Brick



LEASE INFORMATION:

Lease Rate: \$14.00
Lease Type: NNN
NNN Expenses: \$4.50

FINANCIAL INFORMATION:

Taxes: \$36,948.04

DEMOGRAPHICS:

Traffic Count: 14,000

PROPERTY DESCRIPTION:

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Contiguous SF
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