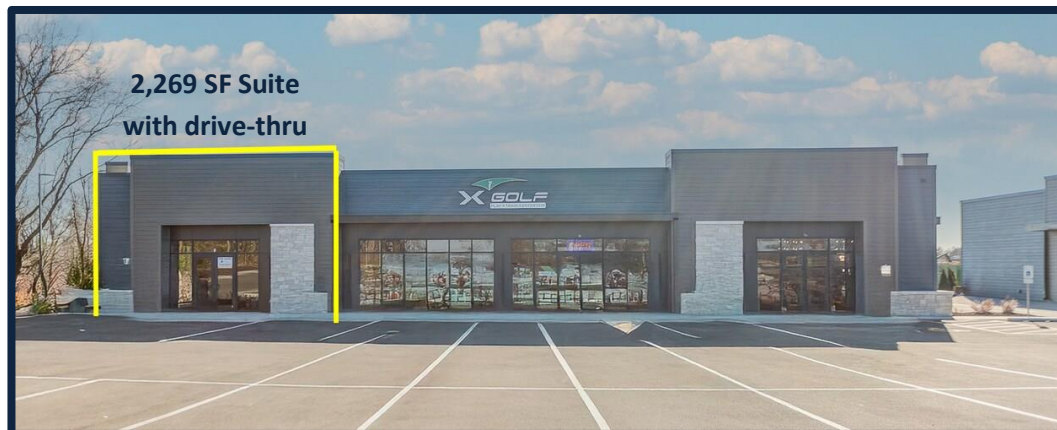


FOR LEASE

86 Magnolia Drive
Glen Carbon, IL 62034



MIXED-USE DEVELOPMENT

- 2,269 SF End Cap Available with drive-thru
- 2,900 SF Retail Space Available
- Located near Latitude 38 (New Luxury Apartment Complex with 144 units)
- Building Signage Available
- Located on Illinois Route 157 & 3 miles from SIUE Campus, Close access to I-70
- Meridian Plaza is one of the newest mixed-use retail developments in the area and features: Fitness (F45 Gym), Recreation/Entertainment (X Golf), Dining at Lotties Cafe
- **Lease Rate: \$30.00 PSF plus NNN (In-Line Space)**
- **Lease Rate: \$32.00 PSF plus NNN (End Cap with drive-thru)**

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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 quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.

Conceptual Site Plan

