

FOR LEASE

6185 Bennett Drive, Suite B
Edwardsville, IL 62025

RETAIL SPACE AVAILABLE



- 1,200 SF Available
- Former Barber Shop: Reception area, large open area, and restroom
- Located at Trace on The Parkway (Edwardsville's premier apartment complex, retail & restaurants)
- Tenants in this building include Oaxaca Mexican Restaurant, Hollywood Hair and Clementine's Creamery
- Prime Parkway location, nearby dining, convenient access, this space offers an excellent opportunity for a business looking to position itself in a thriving traffic area.
- Located conveniently off Illinois Route 157 and near Governors Parkway, and I-55/I-70/I-270
- Signage available on the monument and on the front and rear of the building
- **Lease Rate: \$32.00 PSF plus NNN estimated at \$9.46 PSF**

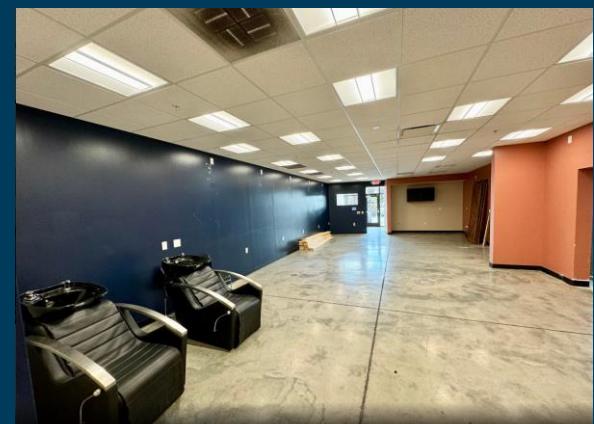
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