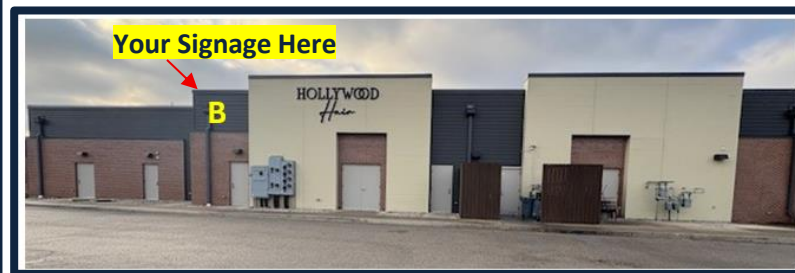


# FOR LEASE

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**

## For information, contact:

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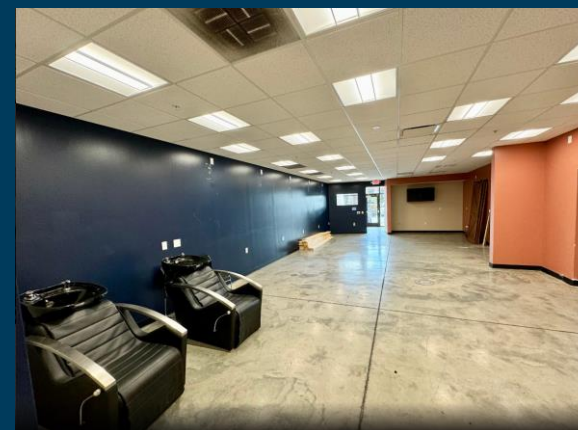
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*Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's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