

# FOR LEASE

## 1,500 – 7,775 SF

Wood River Commons  
1126-1144 Vaughn Rd.  
Wood River, Illinois 62095

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Buy + Sell + Lease + Manage

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### RETAIL/OFFICE SPACE AVAILABLE

- 7,775 SF Available – Will Divide down to approx 1,500 SF
- Plenty of Parking
- Great visibility with building and monument signage
- Professionally Managed
- Located in Wood River Commons Strip Center between Wal-Greens & McDonald's. Other Tenants include China King, Cloud 9, & Apex Physical Therapy.
- **Lease Rate: \$8.00 - \$12.00 PSF Plus \$4.00 NNN**

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.

# AERIAL

Will Divide!

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Building Painted in 2018

Parking Lot Recently  
Resealed/Striped



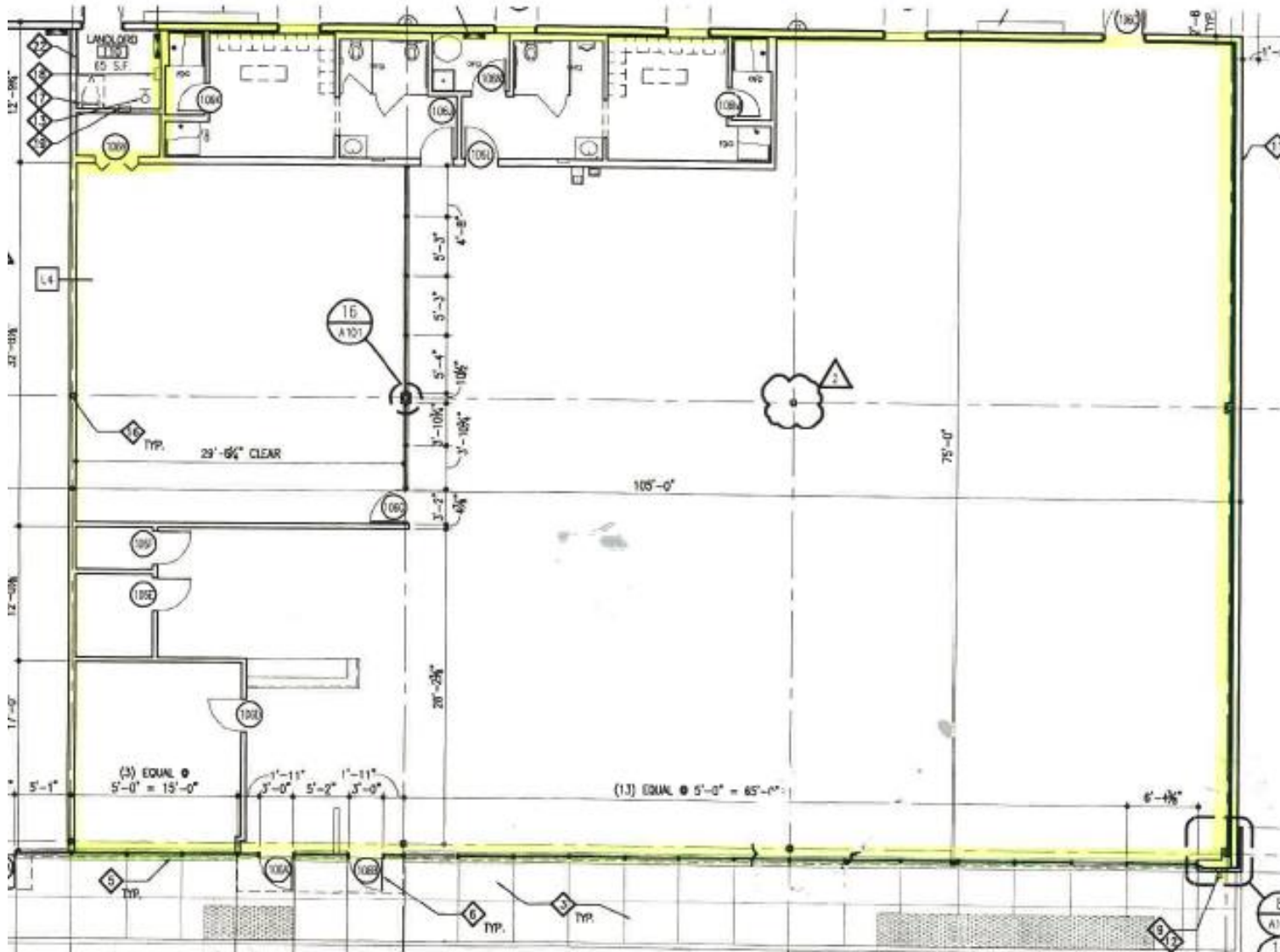
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# FLOOR PLAN

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