

THE STATION MAIN

400-420 North Main St., Edwardsville, IL 62025

LEASE RATE: \$30/SF, NNN



JOIN SALT & SMOKE BBQ, NARWHAL'S AND MG+M LAW FIRM

FEATURES



RESTAURANT SPACE



RETAIL/OFFICE SUITES



ON-SITE PARKING

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Carter Marteeny - CCIM
Broker Associate
Cell: (618) 304-3917
carterm@barbermurphy.com

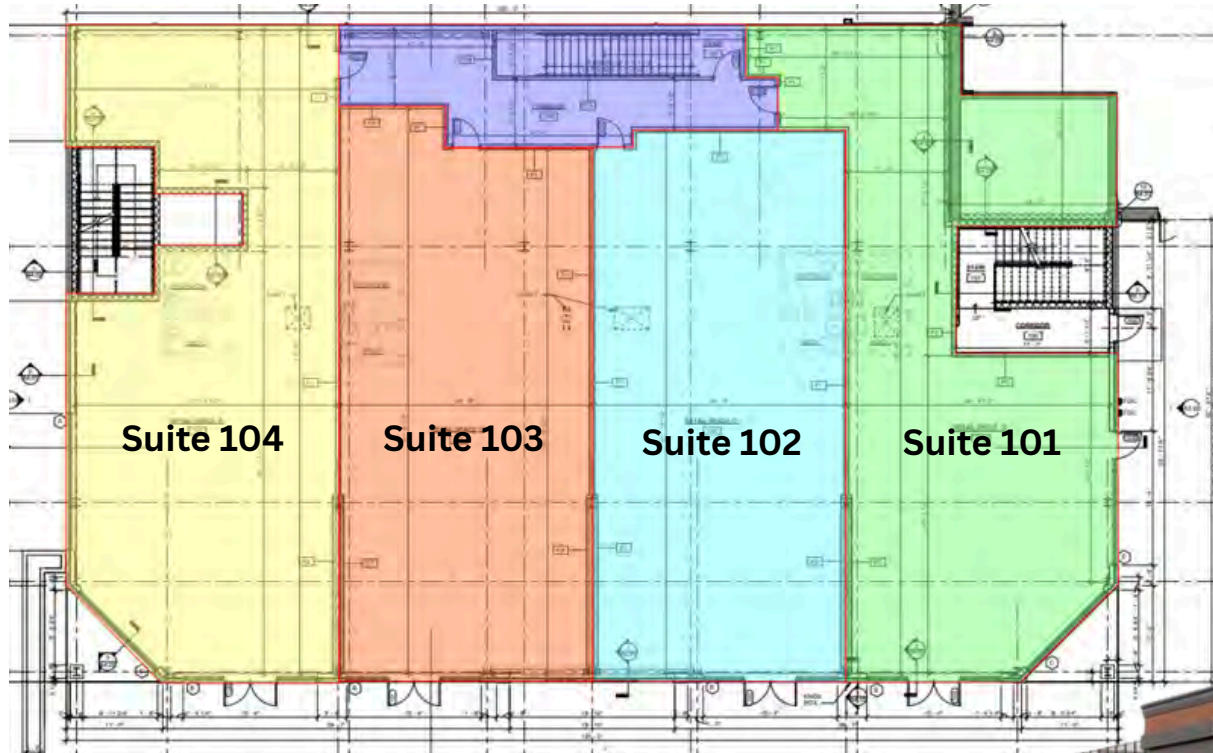
Katie Bush
Broker Associate
Cell: (701) 213-3301
katieb@barbermurphy.com



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

1ST FLOOR - STREET LEVEL SUITES

420 North Main St., Edwardsville, IL



Retail/Office/Restaurant

1,892 - 7,413 Contiguous SF

Suite 101 - 1,892 SF

Ideal Restuarant Space

Suite 102 - 1,790 SF

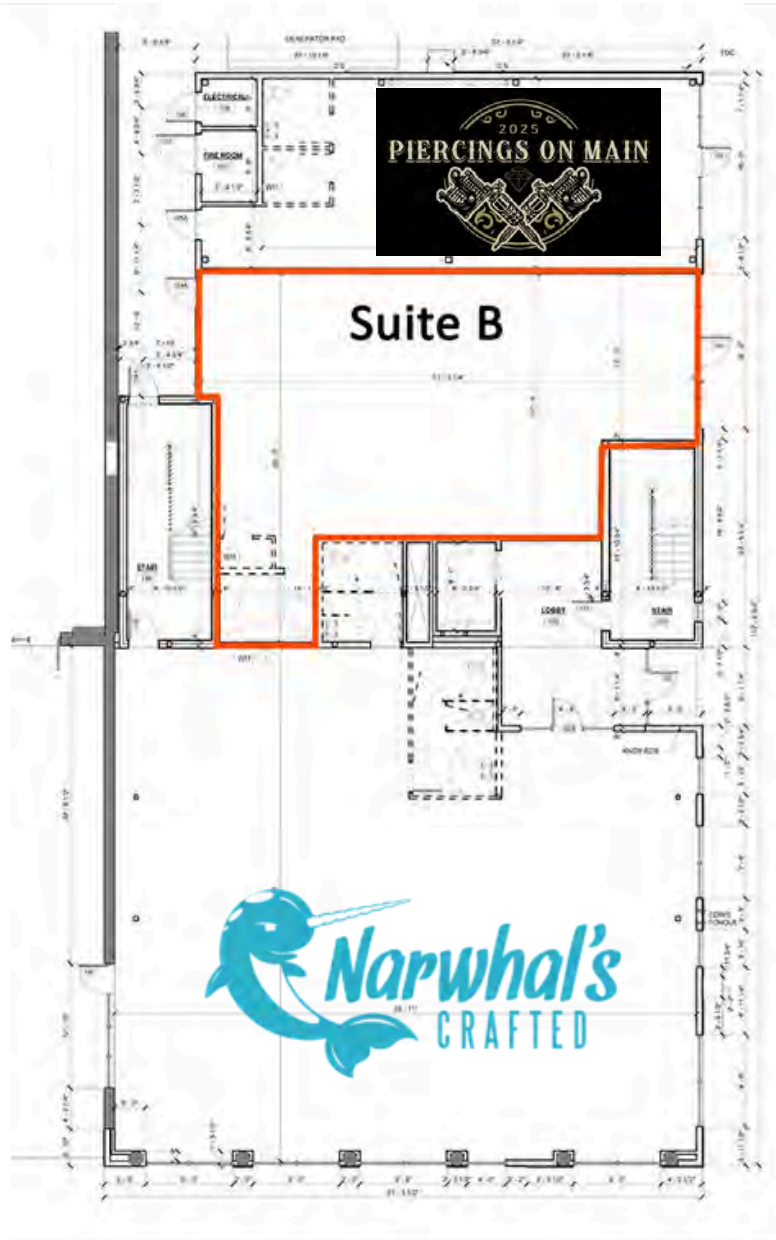
Suite 103 - 1,799 SF

Suite 104 - 1,932 SF



1ST FLOOR - STREET LEVEL SUITES

400 North Main St., Edwardsville, IL



Ideal Office/Retail Location

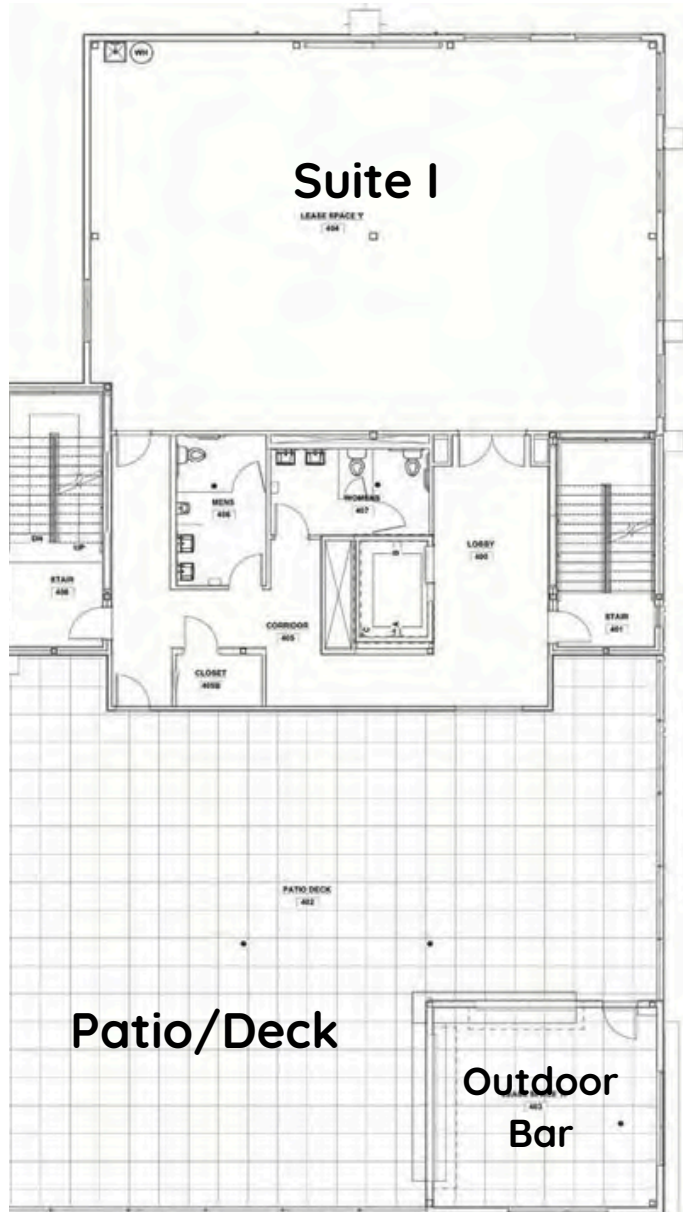
Suite A - Narwhal's

Suite B - AVAILABLE - 1,412 SF

Suite C - Piercings on Main

ROOFTOP BAR & RESTAURANT

400 North Main St., Edwardsville, IL



Rooftop Bar/Restaurant 5,749 SF

- ✓ 2,850 SF Indoor Space
- ✓ 2,504 SF Outdoor Patio
- ✓ 395 SF Covered Outdoor Bar





The Station on Main is a new mixed-use development located at 400 North Main Street in downtown Edwardsville, Illinois, about 30 minutes from St. Louis. The property sits in a vibrant downtown area , with convenient access to the Madison County Transit station within walking distance. The location has a close proximity to Southern Illinois University Edwardsville's campus which has over 13,000 students, as well as its position in the economically diverse St. Louis metropolitan area with access to I-270 and I-255 just 4 miles away.

TENANT LIST & AVAILABILITY



ADDRESS	SUITE	LEVEL	AVAILABILITY	TENANT
400 N Main St	A	Steet Level	LEASED	Narwhals
400 N Main St	B	Steet Level	1,412	AVAILABLE
400 N Main St	C	Steet Level	LEASED	Piercings on Main
400 N Main St	D	2nd	LEASED	MG&M The Law Firm
400 N Main St	E	2nd	LEASED	MG&M The Law Firm
400 N Main St	F	3rd	LEASED	MG&M The Law Firm
400 N Main St	G	3rd	LEASED	MG&M The Law Firm
400 N Main St	I - Rooftop Bar/Restaurant	Rooftop	5,749	AVAILABLE
400 N Main St	J	5th	LEASED	MG&M The Law Firm
410 N Main St	Anchor Restaurant Space	Steet Level	LEASED	Salt & Smoke
420 N Main St	101	Steet Level	1,892	AVAILABLE
420 N Main St	102	Steet Level	1,790	AVAILABLE
420 N Main St	103	Steet Level	1,799	AVAILABLE
420 N Main St	104	Steet Level	1,932	AVAILABLE

LEASE RATE: \$30/SF, NNN

TENANT PROFILES



Popular St. Louis-based barbecue restaurant, Salt + Smoke, is coming to Edwardsville and setting up shop at Station on Main! They will be bringing everything that has made them a fan favorite: their beloved low-smoked BBQ, flavorful scratch-made sides, and an extensive list of whiskey and beer to choose from. Coming soon to Station on Main!



Narwhal's Crafted will be opening their first-ever franchised location in Edwardsville and will be offering their signature frozen cocktails crafted with house-made syrups, purees and infusions, all made with the freshest of ingredients. Coming soon to Station on Main!



Piercings on Main is a family-oriented piercing and tattoo parlor that offers a warm, welcoming atmosphere designed to put both parents and children at ease. Whether you're bringing in your little one for her first ear piercing or looking to express yourself with custom ink, the talented team at Piercings on Main will guide you every step of the way



We're excited to welcome MG+M The Law Firm to our building! A nationally recognized litigation powerhouse, MG+M represents corporate defendants as well as small, family-owned businesses in complex, high-stakes cases. With offices in 16 cities across the country, their new location here brings top-tier legal expertise right to our doorstep.

LOCAL *Amenities*

DOWNTOWN EDWARDSVILLE, ILLINOIS

LUXURY APARTMENTS

The new Station on Main development will feature 38 luxury, one-bedroom apartments with the latest technology integrated throughout.



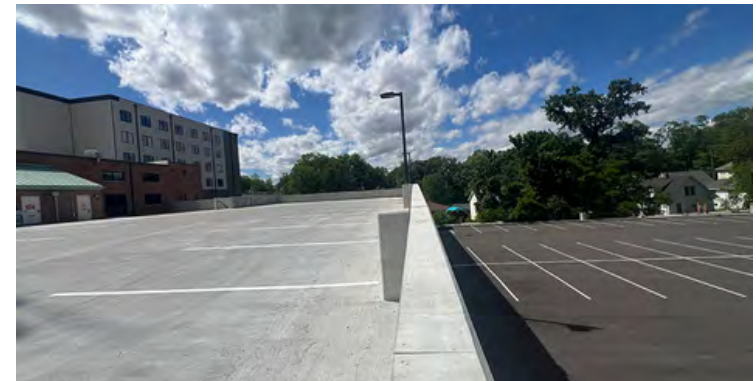
ON SITE PARKING

Accessible by the Madison County Transit station that is within walking distance.



UPSCALE *Living*

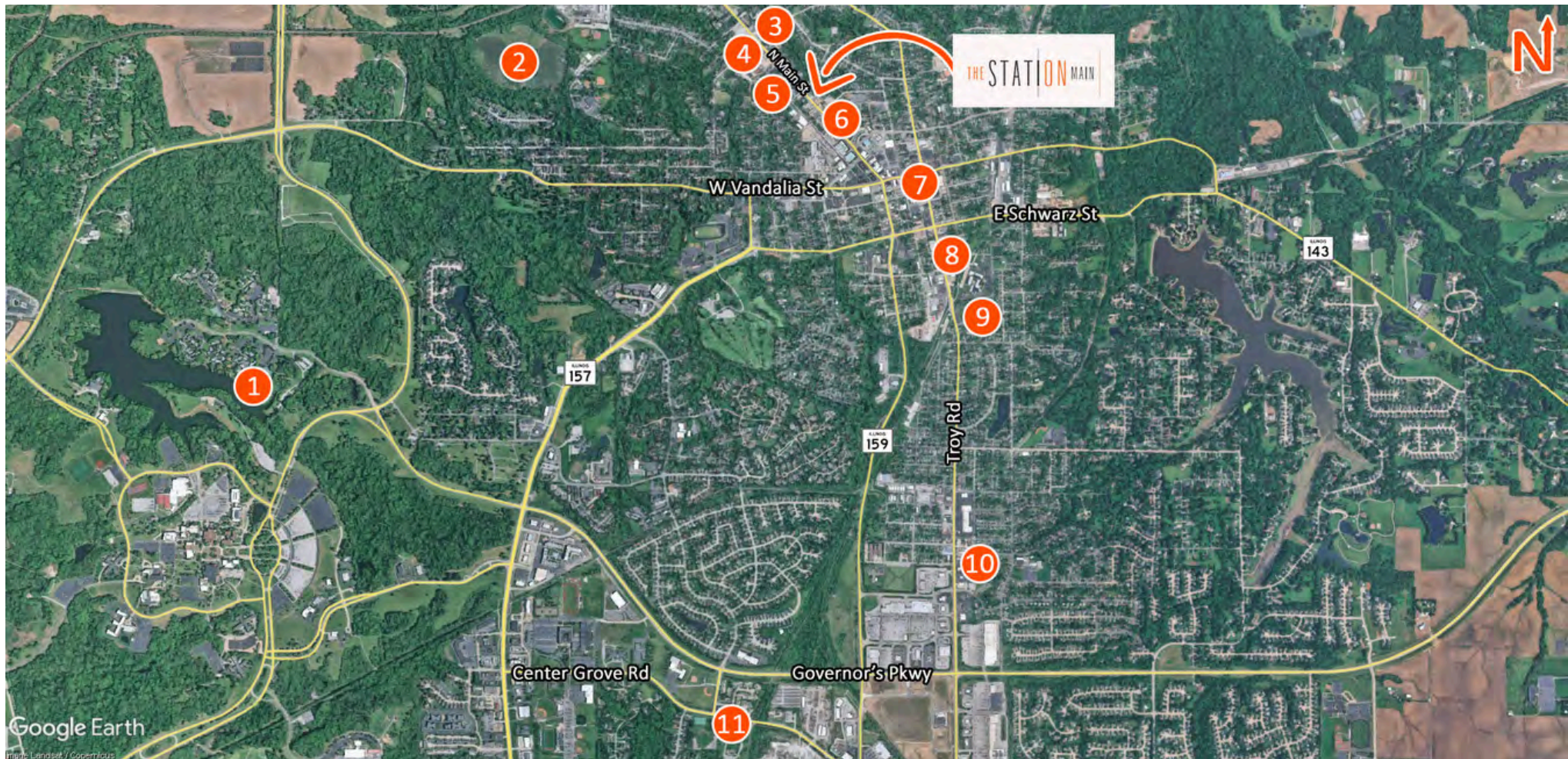
The on-site tenant base provides an immediate retail customer base.

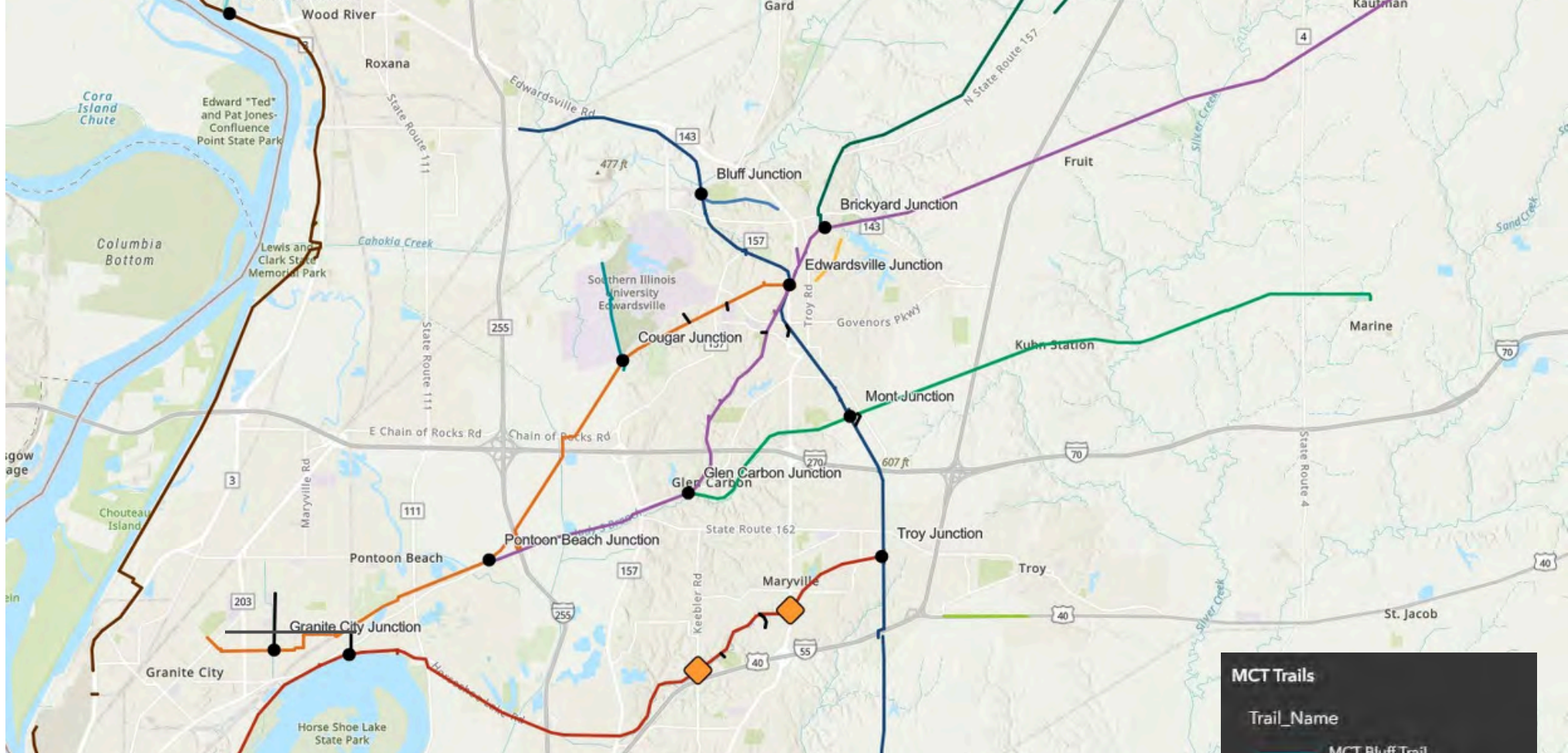


EDWARDSVILLE ATTRACTIONS

Downtown Edwarsville - The downtown setting is so scenic that it has been the backdrop for multiple Hollywood film scenes. One needs look no further than the blocks of storefronts that house coffee shops, artisan bakeries, craft breweries and boutique clothing stores to see why it is the ideal setting for any outing. On Saturday mornings from May to October, downtown is also the home of the Land of Goshen Community Market, where all sorts of locally grown produce, handmade items and specialty crafts can be found. Park the car, get out and walk and explore all the joys of downtown Edwardsville!

- The Gardens at SIUE - **1**
- Watershed Nature Center - **2**
- Mannie Jackson Center for Humanities - **3**
- Main Street Community Center - **4**
- Madison County Historical Society Museum & Archives - **5**
- Wildey Theatre - **6**
- Public Library - **7**
- 1820 Colonel Benjamin Stephenson House - **8**
- Children's Museum - **9**
- Art Center - **10**
- Township Community Park - **11**





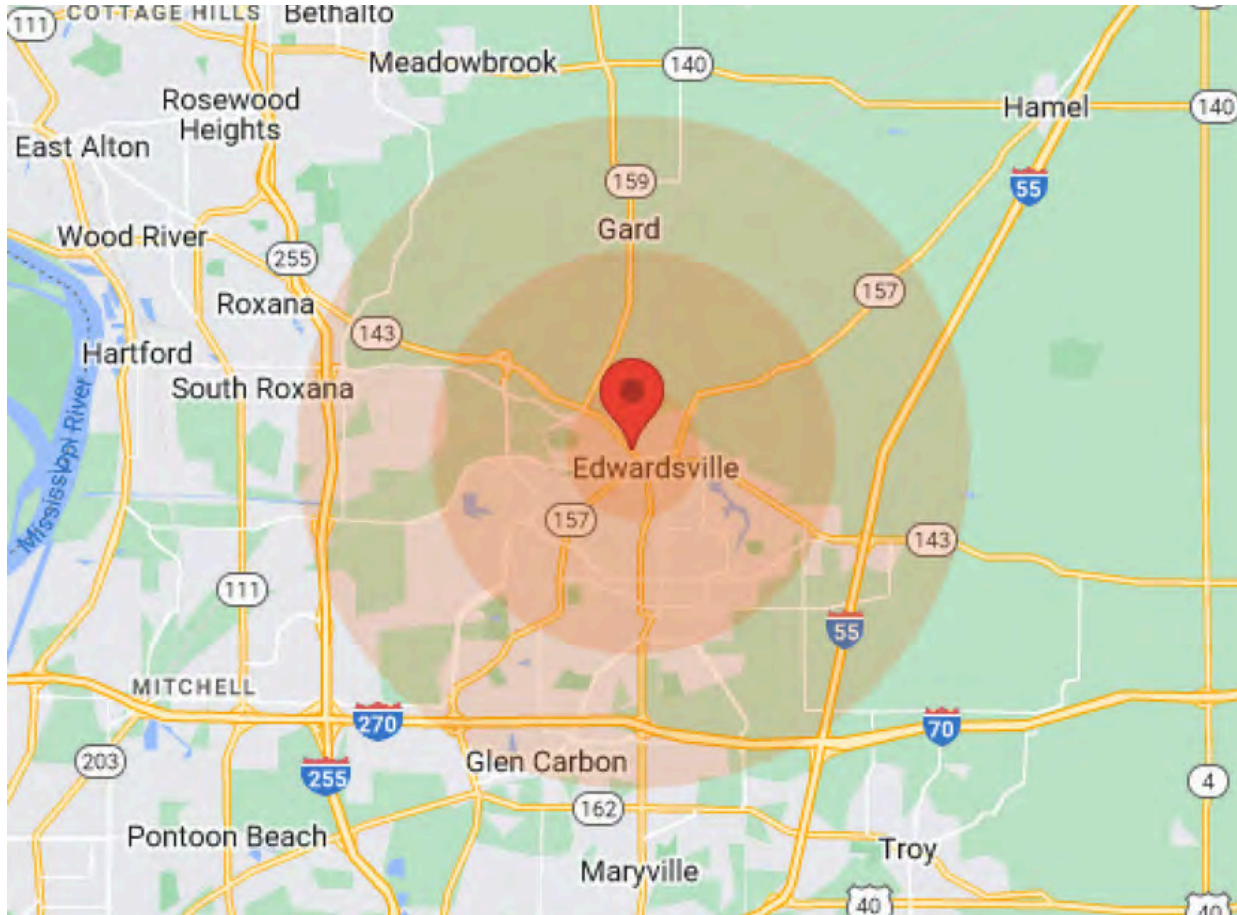
A NEW PATHWAY TO CONNECT DOWNTOWN EDWARDSVILLE

Choose from 10 named MCT Trails that stretch across Madison County and include a Route 66 experience, a rural ride through the fields and woodlands of unincorporated areas and urban jaunts in Edwardsville and Glen Carbon.

The MCT Trails are located on former railroad corridors and are considered Class 1 bikeways -- meaning they are separated from the road. Overall, the trails feature 48 bridges, 22 tunnels and a few at-grade crossings.

MADISON COUNTY TRANSIT TRAILS

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	2,726	10,734	20,035
Female	2,934	11,319	21,514
Total Population	5,660	22,053	41,549

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	902	3,531	7,184
Ages 15-24	572	2,387	5,075
Ages 25-54	2,612	8,899	16,073
Ages 55-64	724	2,834	5,284
Ages 65+	850	4,402	7,933

Income	1 Mile	3 Miles	5 Miles
Median	\$61,067	\$60,811	\$61,279
< \$15,000	360	1,121	1,660
\$15,000-\$24,999	259	612	1,211
\$25,000-\$34,999	326	650	1,389
\$35,000-\$49,999	297	902	1,566
\$50,000-\$74,999	535	1,595	2,796
\$75,000-\$99,999	385	1,217	2,308
\$100,000-\$149,999	303	1,262	2,806
\$150,000-\$199,999	79	564	1,200
> \$200,000	45	362	884

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,831	8,721	16,837
Occupied	2,599	8,248	15,837
Owner Occupied	1,622	5,625	11,100
Renter Occupied	977	2,623	4,737
Vacant	232	473	1,000

EDWARDSVILLE ECONOMY

Edwardsville is located on the thriving Illinois side of the Mississippi River, just half an hour from St. Louis, Missouri. Retail businesses, manufacturers, distribution centers, and office and technology firms will all find extraordinary opportunities in what Edwardsville has to offer:

- An unparalleled combination of connectivity that provides some of the lowest shipping costs in the country and easy access to suppliers and markets everywhere.
- Conveniently located sites with key infrastructure, abundant utilities, robust telecommunications and plenty of room to grow.
- Excellent schools that, along with the local colleges and universities, are preparing a large and highly skilled workforce for the most demanding and in-demand jobs.
- A quality of life that helps to attract and retain the best and the brightest workers.
- An enviable network of state and interstate highways that provide easy access to the almost 3 million very active consumers living within a 60-mile radius of the city.
- A powerful package of incentives, including tax abatements and Tax Increment Financing (TIF) Districts, some of which are also located in the Gateway Enterprise Zone to provide additional benefits.

ST. LOUIS METROPOLITAN AREA

Greater St. Louis perfectly balances convenience and affordability with the advantages of a broadly talented workforce, exceptional educational and cultural institutions, and superb recreational opportunities. This blend, along with our central location and extraordinary transportation assets, makes the region an ideal home for progressive companies competing in and connected to the global economy.

Greater St. Louis, the nation's 21st largest metro, is one of the largest regional economies in the U.S., with a gross metro product of \$173 billion. The 15-county bi-state area comprises 2.8 million residents, 1.5 million workers and 88,000 business establishments. Throughout its history, St. Louis was founded as a trading center, grew into a manufacturing powerhouse, expanded its service sector, and developed into a major tech hub. The region ranks as the third most economically diverse U.S. metro area mirroring the national industry mix. Greater St. Louis has competitive strengths in advanced manufacturing, bioscience and health innovation, digital transformation, financial and business services, and mobility and transportation.

Greater St. Louis is home to 22 major headquarters listed on the Fortune 1000, Forbes Global 2000 and Forbes list of America's Largest Private Companies. These companies have locations across the globe, employ hundreds of thousands of people and have hundreds of billions in revenues. Currently, in the midst of an entrepreneurial renaissance, Greater St. Louis forms more than 6,000 new businesses annually — a number that employs more than 50,000. Venture capital investment in area startups has risen to record levels recently, with more than \$400 million invested in 2020. Greater St. Louis has a Cost of Doing Business index of 93 percent of the U.S. metro average, a key advantage for a large metro area. The region's affordability and income levels offer the seventh-highest standard of living among the 53 largest U.S. metro areas.

For additional information visit: <https://greaterstlinc.com>



OFFICE/RETAIL SUMMARY PAGE

400 NORTH MAIN STREET

LISTING # 2796

LOCATION DETAILS:

Parcel: 14-2-15-11-06-105-029
County: IL - Madison
Zoning: B2 / Mixed Use

PROPERTY OVERVIEW:

Building SF: 78,079
Vacant SF: 14,593
Usable Sqft: 14,593
Min Divisible SF: 1,412
Max Contig SF: 7,413
Signage: Building
Lot Size: 1.45 Acres
Frontage: 250
Depth: 200
Parking Spaces: 112

STRUCTURAL DATA:

Year Built: 2024
Building Class: A
Construction Type: Mixed



LEASE INFORMATION:

Lease Rate: \$30.00 / SF
Lease Type: NNN
NNN Expenses: \$7.00

DEMOGRAPHICS:

Traffic Count: 12,000

PROPERTY DESCRIPTION:

New construction mixed-use, class A building in downtown Edwardsville with on-site parking. The new development will feature 38 luxury, one-bedroom apartments and townhomes. Station on Main offers five street-level suites - one restaurant space and four retail/office spaces. Also available - one rooftop bar/restaurant. On-site tenant base provides immediate retail clientele.