

FOR LEASE

1,700 SF End-Cap Retail
The Parkway: Building #7
A Luxury Mixed-Use Development
Governors Pkwy & Rte 157
Edwardsville, IL



■ Choosekwg.com ■ 784 Wall St. O'Fallon, IL Suite 150 ■ Choosekwg.com ■



- 1,700 SF Retail Available
- Lease Rate: \$30.00 PSF NNN
- NNN cost \$4.95.00
- Prime End-Cap Space Available
- New Construction
- Anchor Tenant: 40,000 SF Kloss Furniture
- 197 luxury apartments on-site
- Across from SIUE Campus: 14,000 Students
- Adjacent to High School: 2,300 Students
- Ave HH Income \$90,000+ (5 mile radius)
- Traffic Counts
 - * 17,300 Vehicles per Day on Rte 157
 - * 8,400 Vehicles per Day Governors Pkwy
 - * 12,100 Vehicles per Day E. University
- other tenants are a Mexican Restaurant, Vintage Arcade Bar, and Barber Shop

Contact Broker for additional info:

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784 Wall St. #150

O'Fallon, IL 62269



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.