

FOR LEASE

200 Collinsville Rd.,
Troy, IL 62294



4,148 SF RETAIL SPACE AVAILABLE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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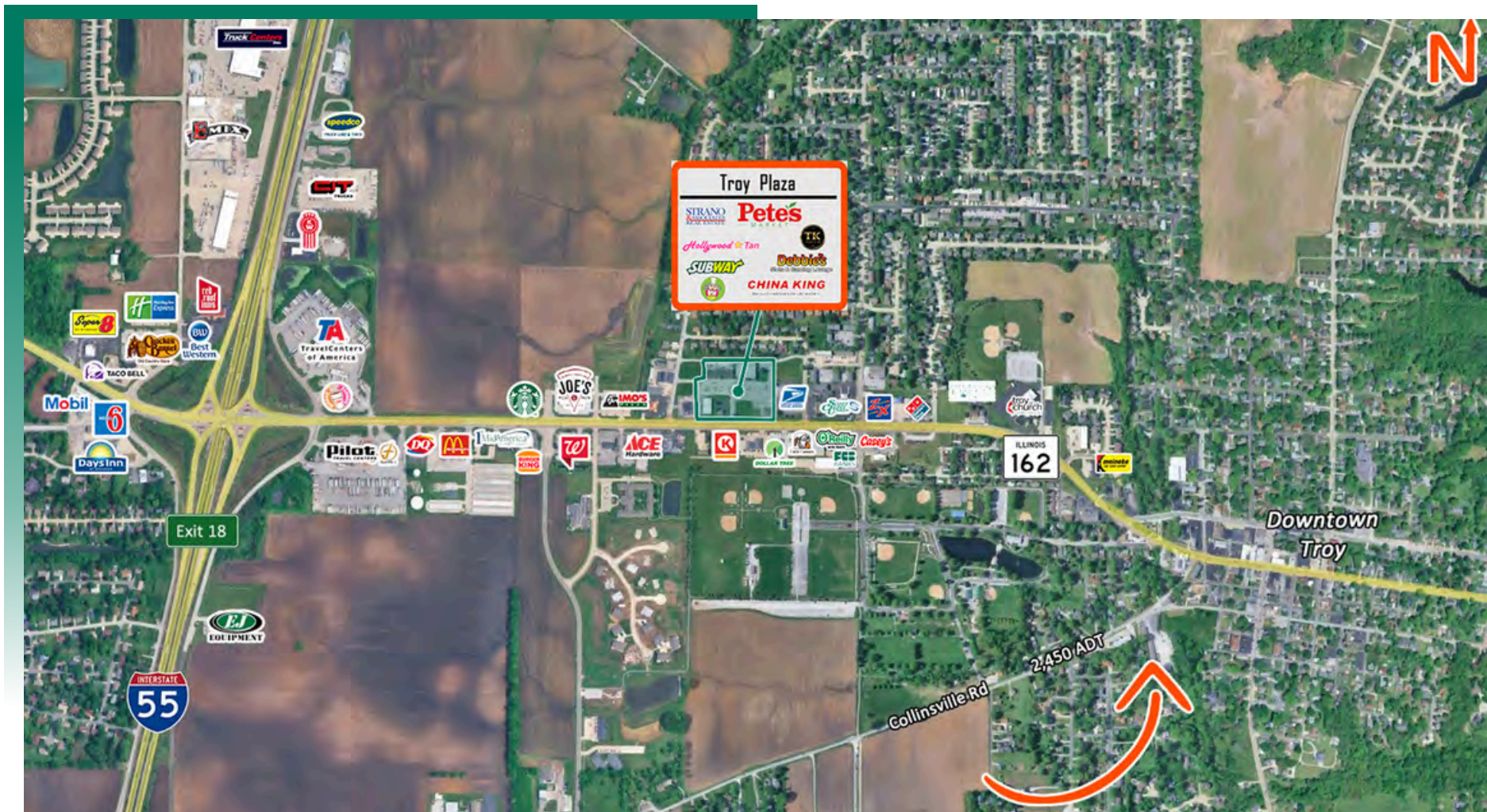
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AREA MAP

200 Collinsville Rd., Troy, IL 62294



LOCATION OVERVIEW

Troy, Illinois, is a growing community located in Madison County, situated just east of the Metro East St. Louis market along the Interstate 55 corridor. The city has experienced steady residential growth in recent years, supporting an expanding local consumer base. This property is a standalone building offering tenants independence and identity without the constraints of a shared retail center. The location provides good signage visibility and ample parking, allowing businesses to establish a distinct presence and convenient access for customers. Troy's proximity to the greater St. Louis metropolitan area makes it an attractive option for regional operators and entrepreneurs looking to capitalize on an affordable, community-oriented market with strong household growth.

PROPERTY PHOTOS

200 Collinsville Rd., Troy, IL 62294

RETAIL AREA



RETAIL AREA



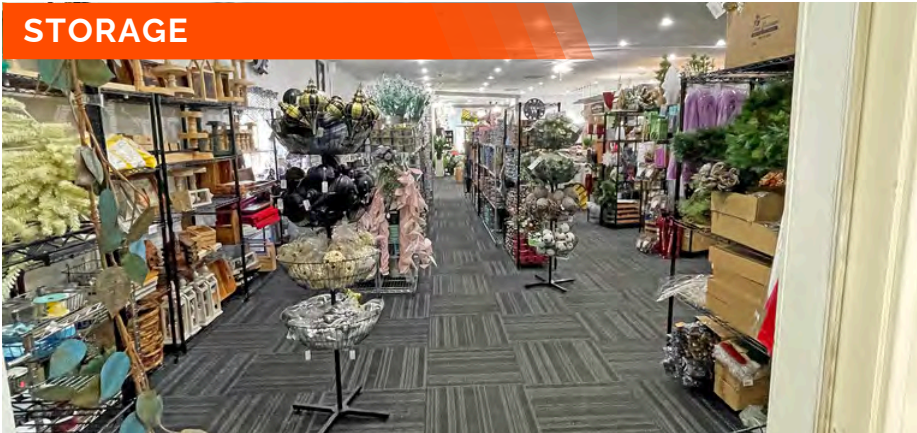
RETAIL AREA



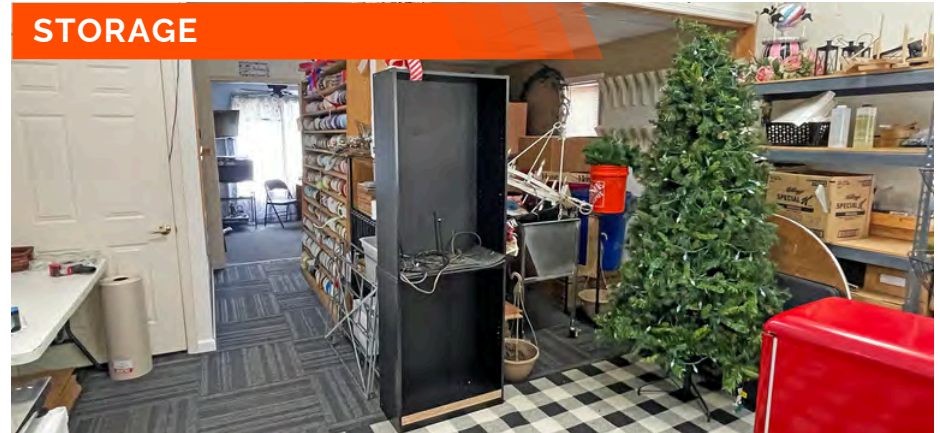
PREP COUNTER



STORAGE



STORAGE



PROPERTY PHOTOS & INFORMATION

200 Collinsville Rd., Troy, IL 62294

ENTIRE BUILDING



Well-maintained metal building previously operated as a flower shop

Interior in good condition and ready for immediate retail or service use

Open, flexible layout allows for easy tenant customization

10-foot ceilings provide functional clearance and versatility

Ample on-site parking for customers and employees

Strong signage visibility offers excellent exposure

Ideal for retailers, service businesses, or specialty operators

Affordable, functional space in the growing Troy/Metro East corridor

OFFICE/RETAIL SUMMARY

200 COLLINSVILLE RD

LISTING # 3271

LOCATION DETAILS:

Parcel # 09-2-22-09-10-102-006
County: IL - Madison
Zoning: C-2,C-3,R-2 - City of Troy

PROPERTY OVERVIEW:

Building SF: 13,114
Vacant SF: 4,148
Usable Sqft: 11,880
Min Divisible SF: 4,148
Max Contig SF: 4,148
Office SF: 300
Retail SF: 3,848
Signage: yes
Lot Size: 3.10 Acres
Frontage: 197
Depth: 730
Parking Spaces: 25
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1990
Renovated: 1992
Building Class: C
Ceilings: 10'
Construction Type: Brick - Frame, Brick / Vinyl Siding



LEASE INFORMATION:

Lease Rate: \$9.00/SF
Lease Type: NNN
NNN Expenses: \$3.00

FINANCIAL INFORMATION:

Taxes: \$19,442.00
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 2450

PROPERTY DESCRIPTION:

4,148 SF Retail Space Available for Lease
Located in Troy, Illinois, this freestanding metal retail building offers 4,148 SF of well-maintained space in a secondary market setting. Previously operated as a flower shop, the interior is in good condition and ready for a variety of retail or service-oriented uses. The space features 10-foot ceilings, ample parking, and strong signage visibility – providing solid exposure for the right operator. The open layout offers flexibility for a new tenant to configure the space to fit their specific needs. Ideal for retailers, service businesses, or specialty operators looking for affordable, functional space in the growing Troy/Metro East corridor.

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