

FOR LEASE

1,715 SF of Prime Restaurant Space

6151 Trace Parkway Dr

Edwardsville, IL



Brendan Barone

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- 1,715 SF of Prime Retail Space (includes 255 SF of shared BA space that is discounted by 50%)
- \$32 PSF plus NNN
- NNN estimated at: \$10.63 PSF
- Est. all-in Rent: \$5,640
- Walk-in Cooler 7' x 8.5'
- Includes 15' Hood System
- 18,600 VPD on IL-157
- Direct Frontage on IL-57
- Next to Southern IL University
- 5 Miles Avg. Income:



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