

FOR LEASE

6147 Trace Pkwy Dr Suite A
Edwardsville, IL 62025



RESTAURANT SPACE AVAILABLE

- 3,500 SF Available
- Restaurant space available with superior visibility along Highway 157
- Building signage available
- Located at Trace on The Parkway
(Edwardsville's premier apartment complex, retail & restaurants)
- Join a Strong Tenant Mix Including: Oaxaca Mexican Restaurant, 1818 Chophouse, Doc's BBQ, Drunken Fish, Lovely Boutique, AQ Nails, Golf Discount, Kloss Furniture, and more!
- Hood and walk-ins included, No FF&E
- Located conveniently off Illinois Route 157, near Governors Parkway, and 5 miles from I-55/I-70/I-270
- **Lease Rate: \$32.00 PSF plus NNN estimated at \$9.46 PSF**
- **Contact Broker to schedule a property tour**

For information, contact:

DAVE KUNKEL

Broker

Dave@choosekwg.com

618.977.1846 Cell

KELLY HULVEY

Broker

Kelly@choosekwg.com

618.210.4702 Cell

LUKE ALLAN

Broker

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618.578.3598 Cell

Kunkel Commercial Group
3318 N Illinois, Swansea, IL 62226
618.202.4500 Office
Kunkelcommercial.com



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.

PHOTOS



2 Hoods and 1 Walk
in Freezer included!



READY TO LEASE. CALL NOW!



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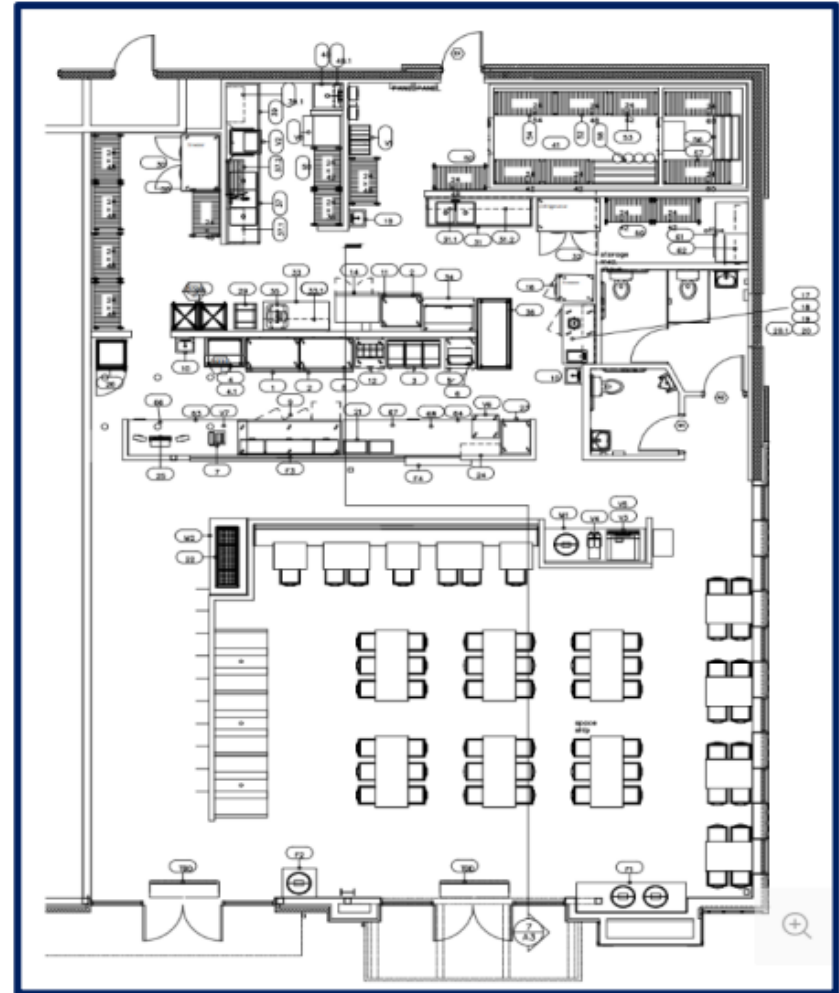
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FLOOR PLAN & MAP



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