

For LEASE

6147 Trace Pkwy Dr Suite A
Edwardsville, IL 62025

PRIME RESTAURANT OPPORTUNITY

IN EDWARDSVILLE'S HOTTEST
RETAIL CORRIDOR



WHY THIS SPACE STANDS OUT

- ✓ 3,500 SF second-gen restaurant space
- ✓ High visibility along IL - 157
- ✓ Located in The Parkway (top-tier mixed-use development)
- ✓ Surrounded by established traffic drivers
- ✓ Building signage available



READY FOR OPERATIONS

- ✓ (2) hoods + walk-in freezer included
- ✓ Existing infrastructure in place
- ✓ No FF&E included



STRONG TENANT MIX

Oaxaca Mexican Restaurant • 1818 Chophouse
Doc's BBQ • Drunken Fish • Lovely Boutique
AQ Nails • Golf Discount • Kloss Furniture • and more!



PRIME LOCATION

- ✓ Conveniently off Illinois Route 157
- ✓ Near Governors Parkway
- ✓ 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@choosekgw.com
618.977.1846 Cell

Kelly Hulvey
Broker

Kelly@choosekgw.com
618.210.4702 Cell

Luke Allen
Broker

Luke@choosekgw.com
618.578.3598 Cell

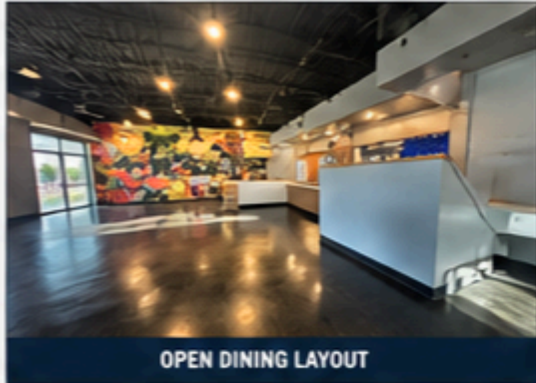


**KUNKEL
COMMERCIAL**
GROUP

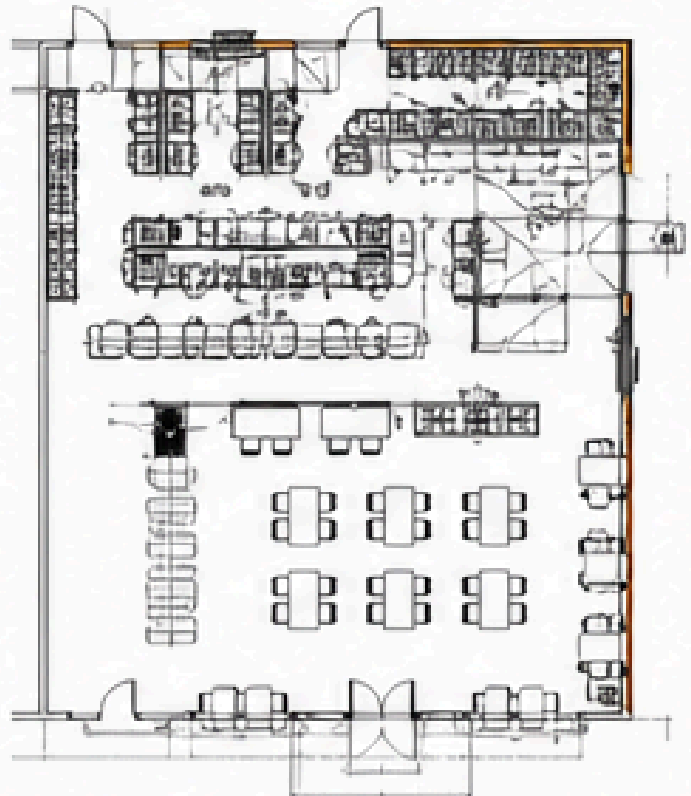
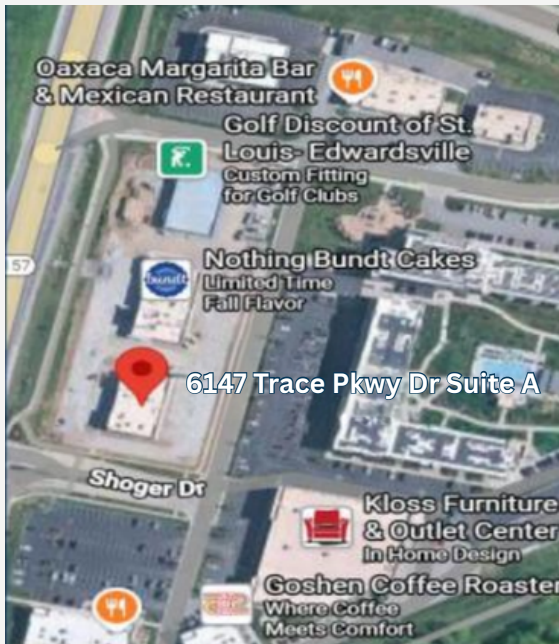
Kunkelcommercial.com | 3318 N Illinois, Swansea, IL 62226 | 618.202.4500 Office

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.

Built for Restaurant Success



STRATEGICALLY POSITIONED IN A HIGH-TRAFFIC REATIL HUB



KUNKEL
COMMERCIAL
GROUP



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.