

**FOR LEASE**

Executive Plaza Court,  
Maryville, IL 62062

ILLINOIS  
**159**

**Executive Strip Centre I**

**Executive Strip Centre II**

**Executive Strip Centre III**

**EXECUTIVE STRIP CENTRES**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

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**Collin Fischer - CCIM, SIOR**

Designated Managing Broker

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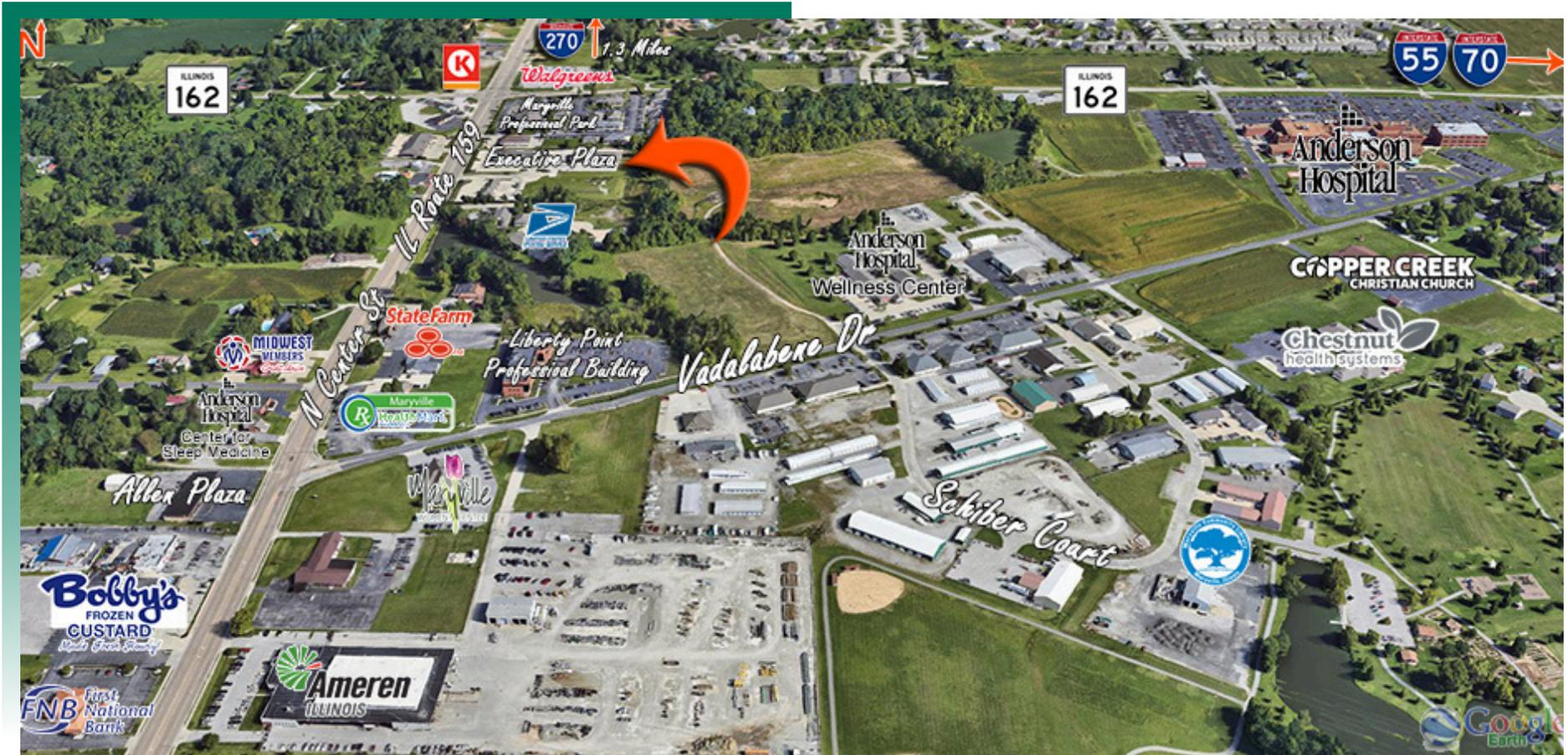
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# AREA MAP

EXECUTIVE PLAZA COURT, MARYVILLE, IL 62062



## LOCATION OVERVIEW

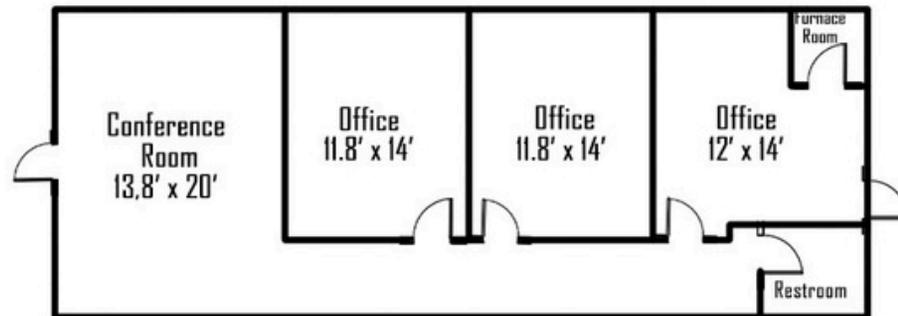
Executive Strip Centres is strategically situated in Maryville, IL, just off IL Route 159, making it easily accessible for transportation and logistics. It is within close proximity to Anderson Hospital and Maryville Professional Park.

# PROPERTY PHOTOS/FLOOR PLAN - EXECUTIVE CENTRE II

15 EXECUTIVE PLAZA COURT, MARYVILLE, IL 62062



## FLOOR PLAN



Sample Floor Plan

\*not to scale



**SUITE 39 - 1,200 SF**  
**OFFICE/RETAIL SUITE**

(3) private offices, conference room and restroom. Situated in a high visibility location with immediate access to IL Route 159 (Center St.). Monument Signage Available on IL Route 159.

# OFFICE/RETAIL PROPERTY SUMMARY

15 EXECUTIVE PLAZA CT

**LISTING #** 849

## LOCATION DETAILS:

**Parcel #:** 13-2-21-02-04-401-050  
**County:** IL - Madison  
**Zoning:** Commercial - Maryville

## PROPERTY OVERVIEW:

**Building SF:** 9,600  
**Vacant SF:** 1,200  
**Office SF:** 1,200  
**Retail SF:** 1,200  
**Min Divisible SF:** 1,200  
**Max Contig SF:** 1,200  
**Signage:** Monument  
**Lot Size:** 1.68 Acres  
**Frontage:** 335  
**Depth:** 65  
**Parking Spaces:** Shared Lot  
**Parking Surface Type:** Concrete

## STRUCTURAL DATA:

**Year Built:** 2013  
**Building Class:** B  
**Ceilings:** 10'  
**Construction Type:** Masonry



## SALE/LEASE INFORMATION:

**Lease Rate:** \$14.00 / SF  
**Lease Type:** NNN  
**NNN Expenses:** \$4.00

## FINANCIAL INFORMATION:

**Taxes:** \$28,039.00  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 19,000

## PROPERTY DESCRIPTION:

Retail/Office building on Executive Plaza Ct in Maryville, IL. Located off N Center (Hwy 159) in the heart of town. 19,000 cars pass by Executive Plaza Ct daily; signage available for tenants on 159.