

FOR LEASE

101 & 103 N Main St
Troy, IL 62294



320 SF DRIVE-THRU

BARBERMURPHY
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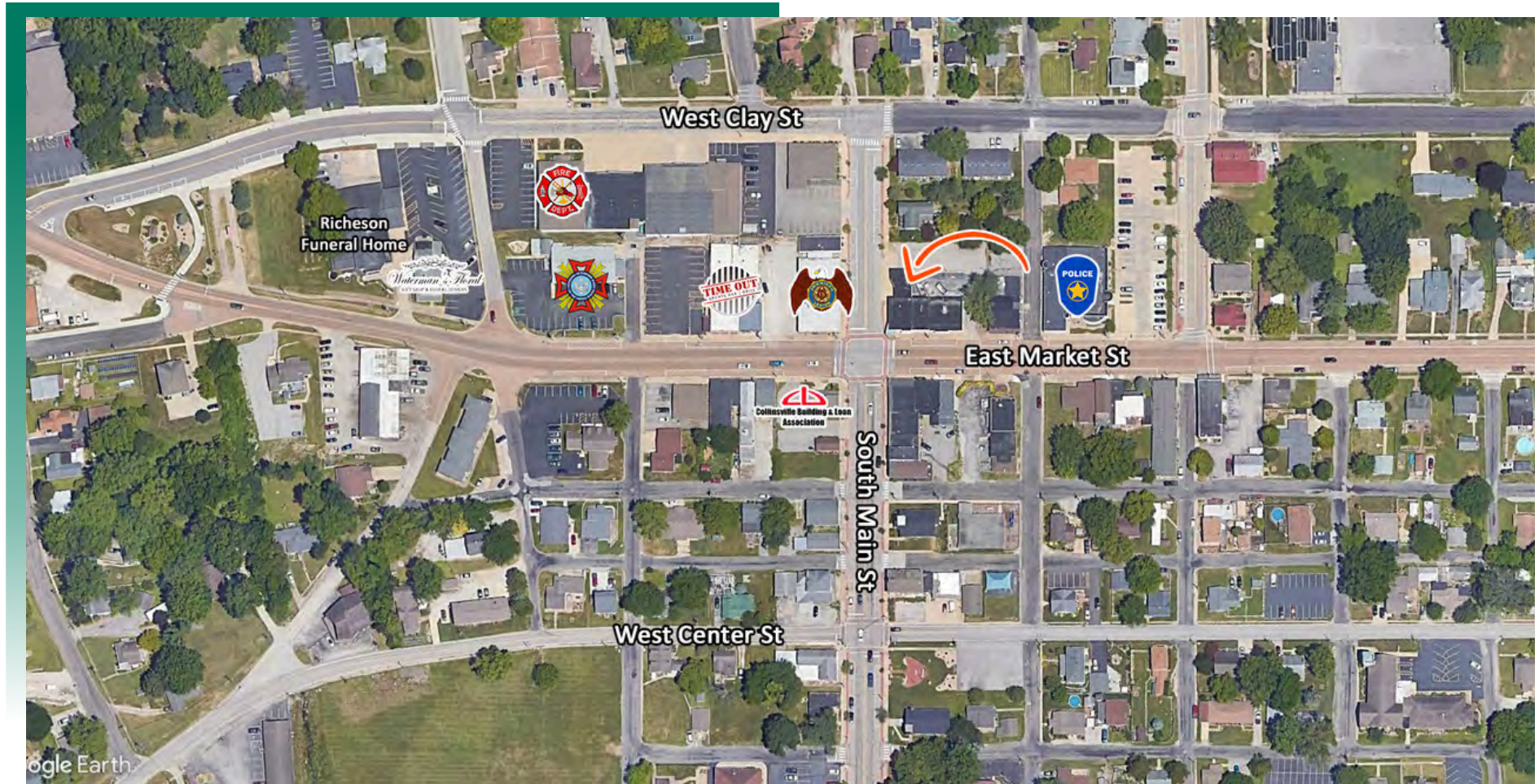
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

101 & 103 N Main St., Troy, IL 62294



LOCATION OVERVIEW

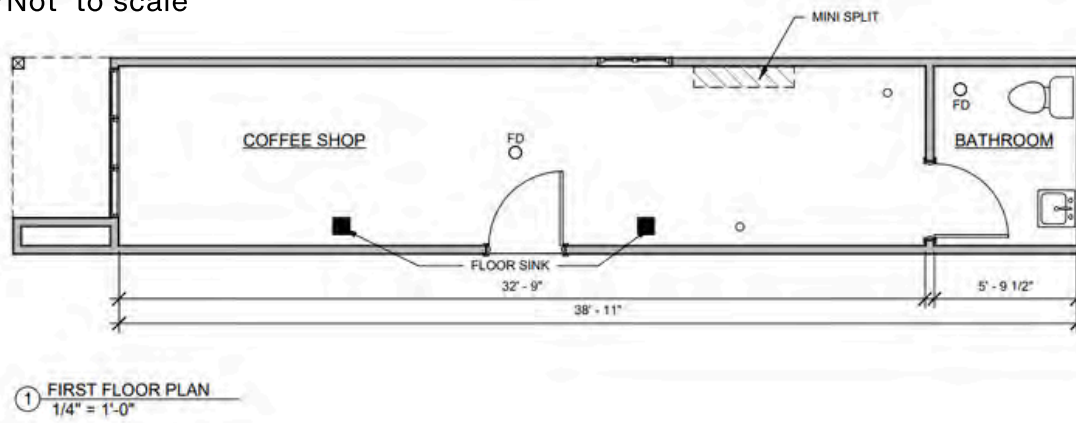
Situated at the intersection of Main and Market St (IL Route 162) in the heart of downtown Troy with a 9,000 average daily traffic count.

DRIVE-THRU FLOOR PLAN/IMAGES

101 & 103 N Main St., Troy, IL 62294



*Not to scale



320 SF DRIVE-THRU

- PREVIOUSLY UTILIZED AS A COFFEE SHOP
- INCLUDES A RESTROOM

LEASE RATE: \$2,300/MONTH, NNN

OFFICE/RETAIL PROPERTY SUMMARY

101 NORTH MAIN STREET

LISTING # 2947

LOCATION DETAILS:

Parcel #: 09-2-22-09-07-204-010
County: IL - Madison
Zoning: C4 - Downtown Mixed-Use Commercial

PROPERTY OVERVIEW:

Total Sf: 4,800
Drive-Thru SF 320
Signage: Yes
Lot Size: 0.45 Acres
Frontage: 140 ft
Depth: 140 ft
Parking Spaces: 20
Parking Surface Type: Concrete

STRUCTURAL DATA:

Year Built: 1965
Yr Renovated: 2024
Building Class: A

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE/LEASE INFORMATION:

Drive-Thru Lease Rate: \$2,300/Month, NNN

NNN Expenses: Contact Broker

FINANCIAL INFORMATION:

Taxes: \$17,095.84

Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 9,000

Property Description

New mixed-use development in the heart of downtown Troy IL. 320 SF shipping container building with drive-thru. Multifamily units above retail space on ground floor.