

FOR LEASE

6147 Trace Pkwy Dr Suite A
Edwardsville, IL 62025



RESTAURANT SPACE AVAILABLE

- 3,450 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, Loverly 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**

For information, contact:

DAVE KUNKEL

Broker

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KELLY HULVEY

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LUKE ALLAN

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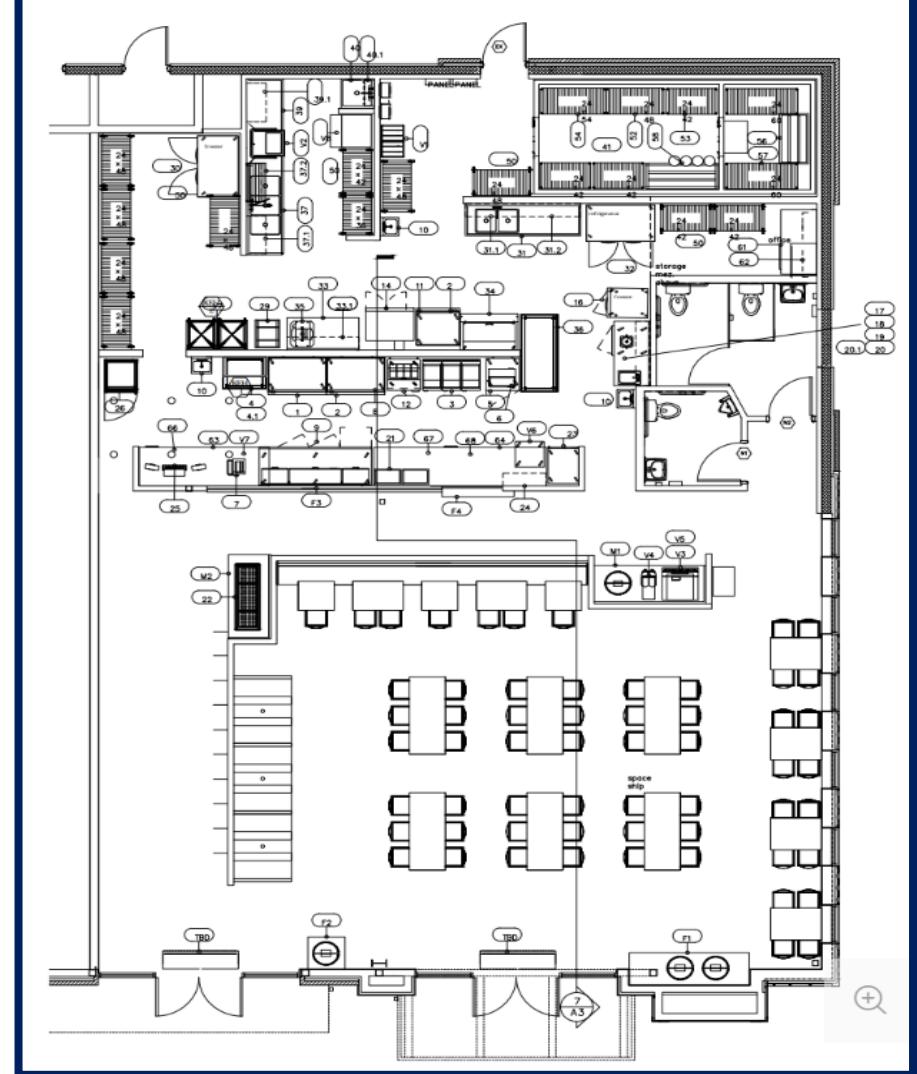
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618.578.3598 Cell

Kunkel Commercial Group
3318 N Illinois, Swansea, IL 62226
CHOOSEKWG.COM
618.202.4500 Office



Floorplan & Map



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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.