

FOR LEASE

216 N Main St.
Edwardsville, IL 62025

1,800 SF Office/Retail Space

Excellent frontage and visibility on the corner of Main Street in highly desirable downtown.

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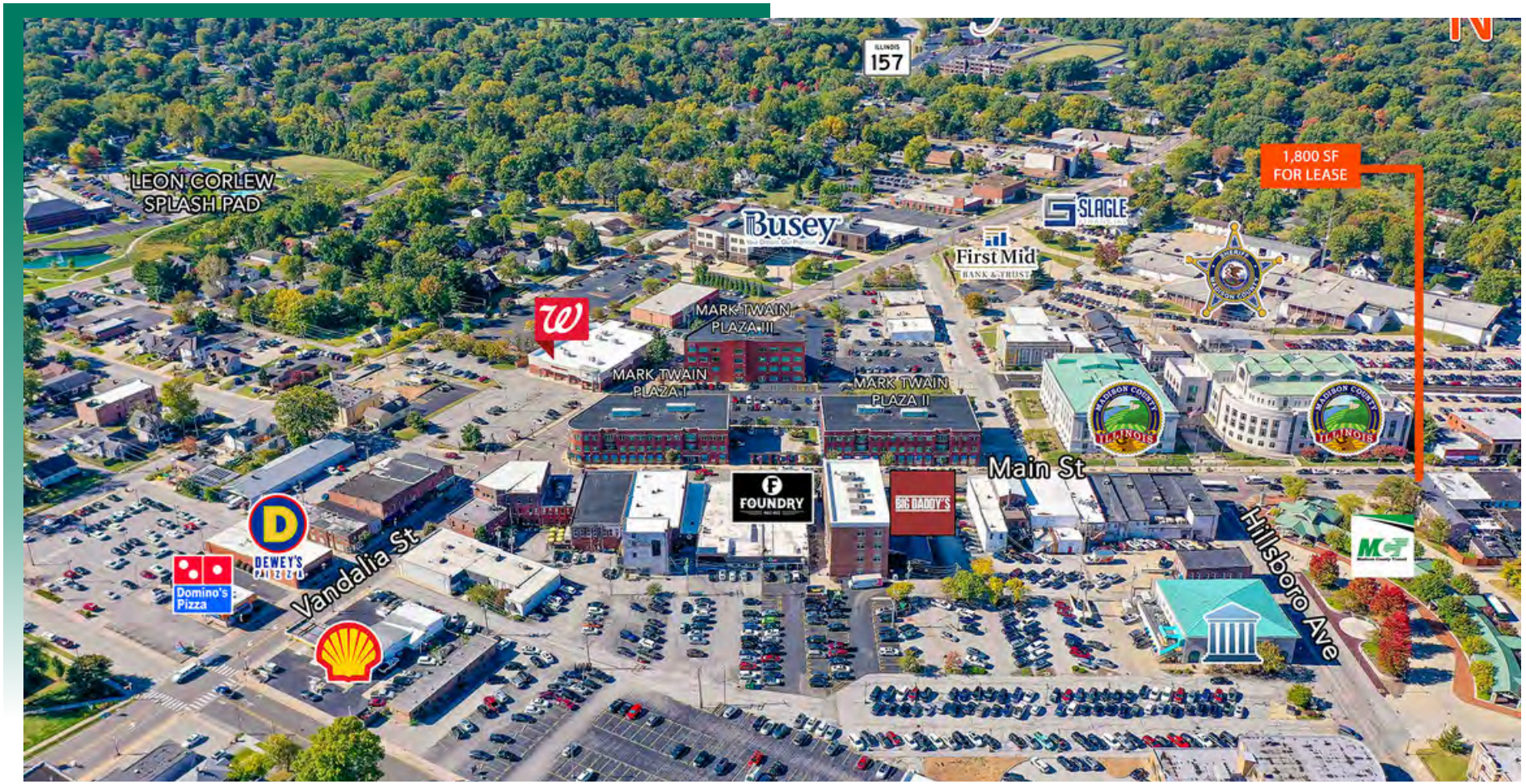
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

216 N Main St., Edwardsville



LOCATION OVERVIEW

Located in Downtown Edwardsville, across from the Madison County courthouse and directly north of the Madison county bus line. Adjacent to many successful users such as Source Juicery, Ed's Deli, and Sacred Grounds.

OFFICE/RETAIL SUMMARY PAGE

216 NORTH MAIN STREET

LISTING # 3078

LOCATION DETAILS:

Parcel #	3,600
County:	IL - Madison
Zoning:	B-1

PROPERTY OVERVIEW:

Building SF:	3,600
Vacant SF:	1,800
Min Divisible SF:	1,800
Max Contig SF:	1,800
Retail SF:	1,800
Lot Size:	0.06 Acres
Frontage:	20
Depth:	125
Parking Spaces:	Street

STRUCTURAL DATA:

Year Built:	1890
Renovated:	Finish to Suit



LEASE INFORMATION:

Lease Rate:	$25.00 / SF
Lease Type:	NNN
NNN Expenses:	$5.00

FINANCIAL INFORMATION:

Taxes:	$7,328.00
Tax Year:	2024

DEMOGRAPHICS:

Traffic Count:	12,400

PROPERTY DESCRIPTION:

1,800 SF office/retail space with excellent frontage and visibility on the corner of Main Street in highly desirable downtown Edwardsville. The space can be finished to suit the user, the exterior is being remodeled in 2025.

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