

FOR LEASE

228 North Main Street,
Edwardsville, IL 62025

2,520 SF OFFICE/RETAIL SPACE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Carter Marteeny - CCIM
Broker Associate
Office: (618) 277-4400 (Ext. 41)
Cell: (618) 304-3917
carterm@barbermurphy.com

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

228 NORTH MAIN STREET, EDWARDSVILLE, IL 62025



LOCATION OVERVIEW

The 2,520 SF Office/Retail space is situated in downtown Edwardsville, IL, on Main Street. It's close proximity to St. Louis, MO (18 miles), offers convenient access to a major metropolitan area.

OFFICE/RETAIL PROPERTY SUMMARY

228 N. MAIN ST

LISTING # 2782

LOCATION DETAILS:

Parcel No.:	14-2-15-11-10-104-009/011
County:	IL - Madison
Zoning:	B2

PROPERTY OVERVIEW:

Building SF:	12,104
Vacant SF:	2,520
Usable Sqft:	2,520
Min Divisible SF:	2,520
Max Contig SF:	2,520
Office SF:	2,520
Retail SF:	2,520
Signage:	Building
Parking Spaces:	30
Parking Surface Type:	City Lot & Street Parking

STRUCTURAL DATA:

Year Built:	1970
Renovated:	2023
Building Class:	B



LEASE INFORMATION:

Lease Rate:	$25.00
Lease Type:	NNN
NNN Expenses:	$4.00

FINANCIAL INFORMATION:

Taxes:	$17,717.76

DEMOGRAPHICS:

Traffic Count:	12,,000

PROPERTY DESCRIPTION:

2,520 SF available for lease in desirable downtown Edwardsville. Rare vacancy on North Main St., surrounded by thriving retailers, restaurants, and offices. Strong foot and vehicle traffic.

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Boulevard Shiloh, IL 62269
618-277-4400 BARBERMURPHY.COM

CARTER MARTEENY, CCIM
Broker Associate
O: (618) 277-4400
C: (618) 304-3917
carterm@barbermurphy.com