

FOR LEASE

1310 N Main St.
Edwardsville, IL 62025

3,300 SF OFFICE BUILDING

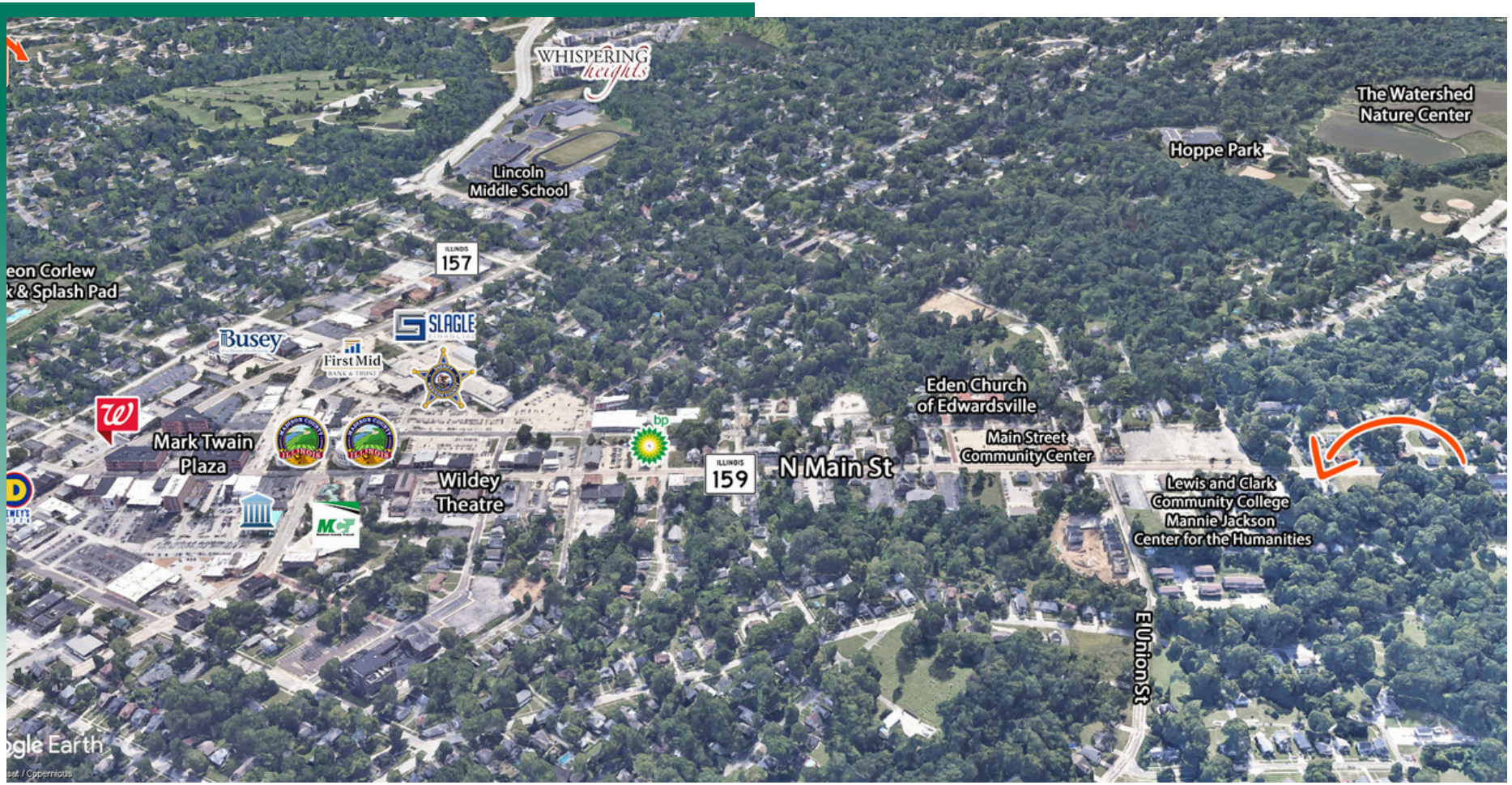
BARBERMURPHY
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends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

AREA MAP

1310 N Main Street, Edwardsville, IL



LOCATION OVERVIEW

Located on N Main Street (IL Route 159). Easy access to Main St. (IL Rt 159) 1/2 mile from the Madison County Courthouse and just a few blocks away from the main retail corridor of downtown Edwardsville. Over 11,000 ADT on Main St (IL-159).

OFFICE/RETAIL PROPERTY SUMMARY

1310 NORTH MAIN STREET

LISTING # 2835



LOCATION DETAILS:

Parcel #	3,300
County:	IL - Madison
Zoning:	B-2

PROPERTY OVERVIEW:

Building SF:	3,300
Vacant SF:	3,300
Usable Sqft:	3,300
Min Divisible SF:	3,300
Max Contig SF:	3,300
Office SF:	3,300
Signage:	Monument
Lot Size:	0.87 Acres

STRUCTURAL DATA:

Year Built:	1836
Building Class:	C

LEASE INFORMATION:

Lease Rate:	$12.73 / SF
Lease Type:	Gross

DEMOGRAPHICS:

Traffic Count:	11,300

PROPERTY DESCRIPTION:

Space for lease adjacent to the Mannie Jackson Center for the Humanities. Monument signage.

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