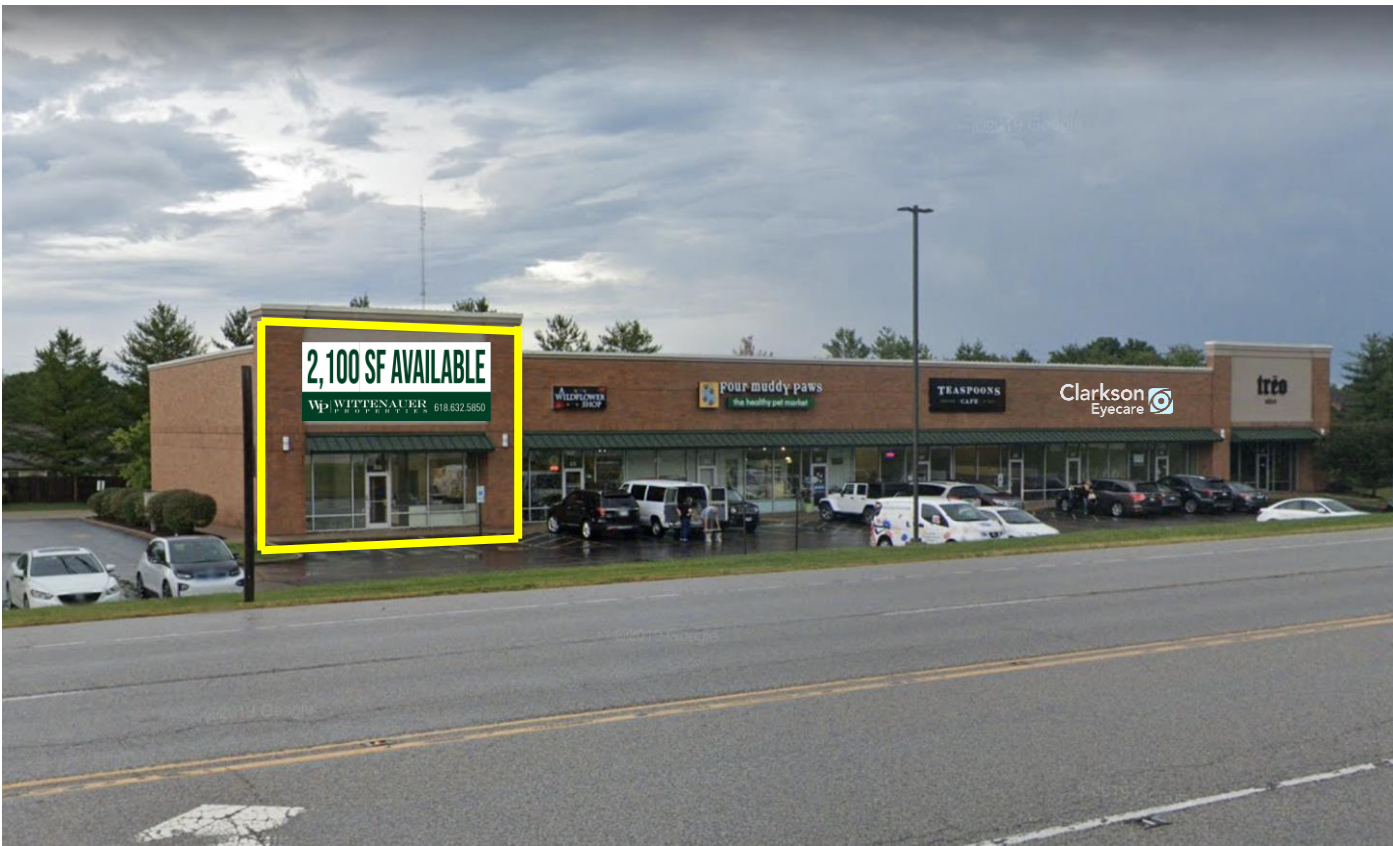


Retail/Office/Medical Space For Lease

2133 Illinois Route 157, Edwardsville, IL 62025



2,100 SF Available - \$18.50 PSF NNN

PROPERTY OVERVIEW

- Six offices (10x8), two restrooms, kitchen, and private office
- Currently set up as Dental Office with 6 exam rooms, easily converted to professional office or retail
- Local high-end boutique co-tenants
- Affluent local population with average household income of \$90,000+ within 1 mile
- Visibility to over 20,000 vehicles per day
- Less than one mile from Southern Illinois University-Edwardsville (14,000+ students) and Edwardsville High School (2200+ students)
- Signalized intersection at SR-157 and Meridian Road

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	6,069	33,878	53,400
Avg HH Income	\$90,378	\$76,413	\$77,080
Daytime Population	2,136	17,074	24,104

WP | **WITTENAUER**
PROPERTIES

1177 N. Green Mount Road, Suite 201, O'Fallon, IL 62269

Phone: 618-632-5850 | Fax: 618-632-3270

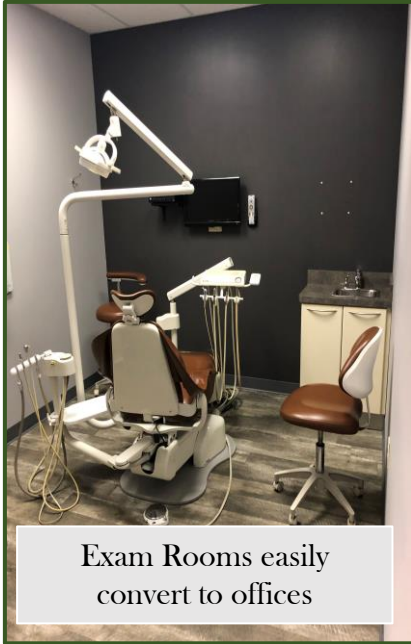
Email: info@wittenauerproperties.com

www.wittenauerproperties.com

The information contained herein has been given to us by the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

Retail/Office/Medical Space For Lease

2133 Illinois Route 157, Edwardsville, IL 62025



Exam Rooms easily convert to offices



Private Office



Kitchen



Reception Area



Waiting Area



SIU -
Edwardsville
Campus

Planned 26 Acre Mixed Use
78,000 SF Commercial Retail Space
184 Luxury Apartments
6 Out Lots

Edwardsville
Town Center

Edwardsville
High School

Subject Property



David Wittenauer | President | Managing Broker
Phone: 618-632-5850 | Cell: 618-719-1197

1177 N. Green Mount Road, Suite 201, O'Fallon, IL 62269

david@wittenauerproperties.com

www.wittenauerproperties.com

WP WITTENAUER
PROPERTIES

Planned and Approved 43 Lot Mixed Use Development



David Wittenauer | President | Managing Broker
Phone: 618-632-5850 | Cell: 618-719-1197

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