

# IRONWORKS

2323 PLUM STREET, EDWARDSVILLE, IL



AVAILABLE FOR LEASE

**WP** | WITTENAUER  
P R O P E R T I E S

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.

# IRONWORKS

## PROPERTY DETAILS:

- Ironworks is a first-class, new-construction retail center located in the high-growth St. Louis suburb of Edwardsville, IL
- Current tenants include a dynamic group of local and regional food and beverage operators including Sugarfire Smokehouse, Global Brew Tap House, Chicken Salad Chick, Strange Donuts, and Just Right Eating
- Remaining in-line space and the available outlot are perfect for restaurant, retail, and customer-facing office and medical users looking for a prime Edwardsville storefront location
- Drive-thru possibility on the end cap of the retail center or the outlot
- Easy access from the MCT Trail System with the Goshen Trail running directly in front of the property (see page 5 for bike trail access map)

## TENANTS

**Sugarfire**  
Smoke House

CHICKEN SALAD  CHICK

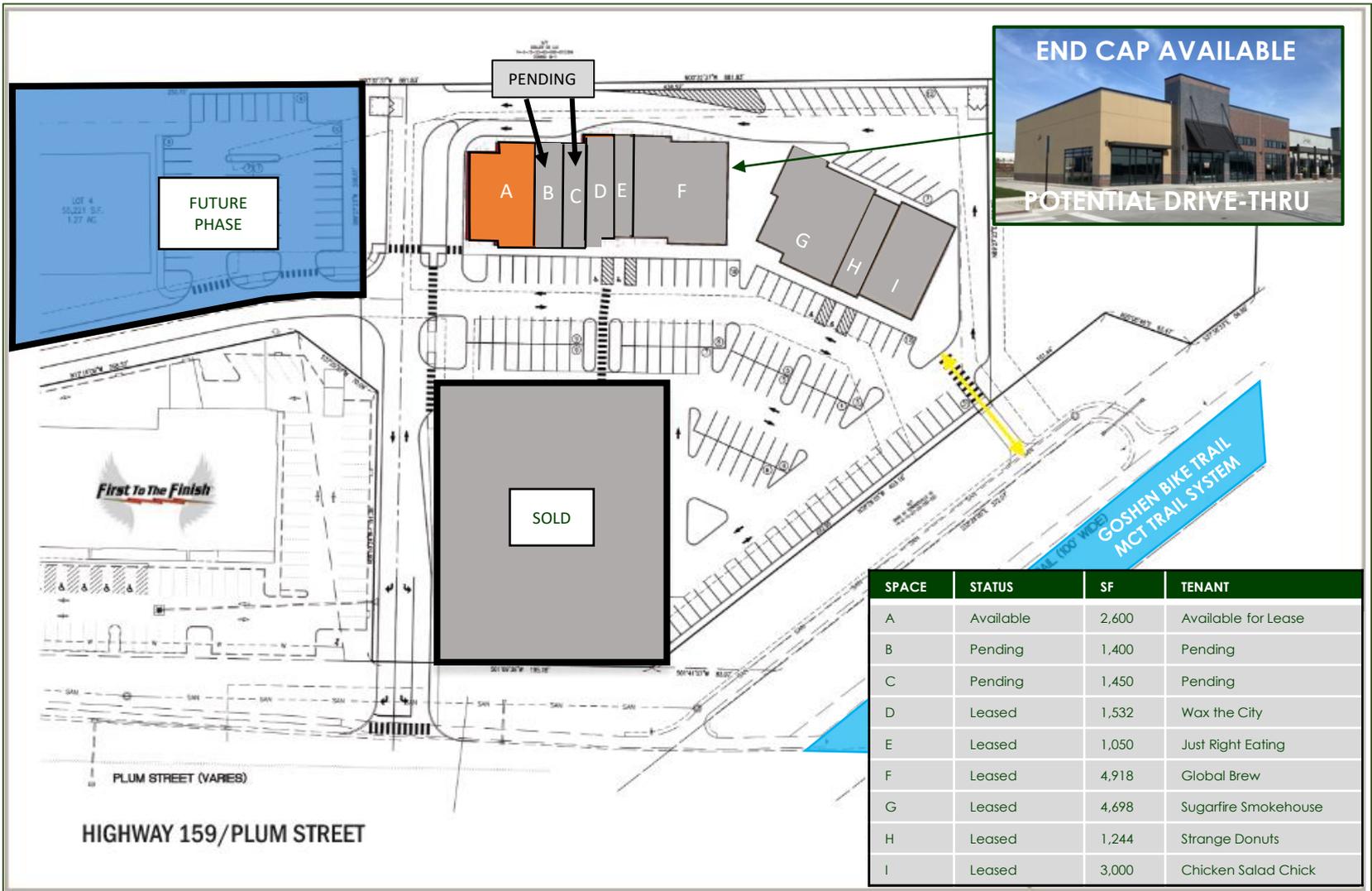
**Global Brew**   
- TAP HOUSE -

**STRANGE**  
DONUTS

*Just Right*  
EATING



# LEASING PLAN



SPACE	STATUS	SF	TENANT
A	Available	2,600	Available for Lease
B	Pending	1,400	Pending
C	Pending	1,450	Pending
D	Leased	1,532	Wax the City
E	Leased	1,050	Just Right Eating
F	Leased	4,918	Global Brew
G	Leased	4,698	Sugarfire Smokehouse
H	Leased	1,244	Strange Donuts
I	Leased	3,000	Chicken Salad Chick

# THE MARKET



MAIN STREET  
DOWNTOWN EDWARDSVILLE

The City of Edwardsville, Illinois, is a thriving community east of St. Louis offering high quality development opportunities, outstanding demographics, progressive city planning, and visionary municipal leadership.

The thriving city remains Southwestern Illinois' address for success. Businesses of all kinds find Edwardsville a desirable location for commercial expansion due to conveniently located sites with key infrastructure, abundant utilities, robust telecommunications, and plenty of room to grow. The enviable network of state and interstate highways provide easy access to the nearly two million consumers living within a 60-mile radius of the city.

Edwardsville, a city of tradition and progress, offers diverse housing choices – from charming historic homes dating back to the early 1900's to newly constructed residences. Edwardsville boasts three historic districts and several designated local and national landmarks.

Since its founding, Edwardsville has grown to over 26,600 residents and has become an important destination for warehousing/ logistics, corporate headquarters, retail, medical, and service hub in this region. Warehousing/logistic firms such as Amazon Fulfillment (1,400 employees) and World Wide Technology (800 employees) are among the biggest providers of jobs for the city. Data indicates that Edwardsville has a diverse and vibrant economy that continues to grow and provide employment for its residents.

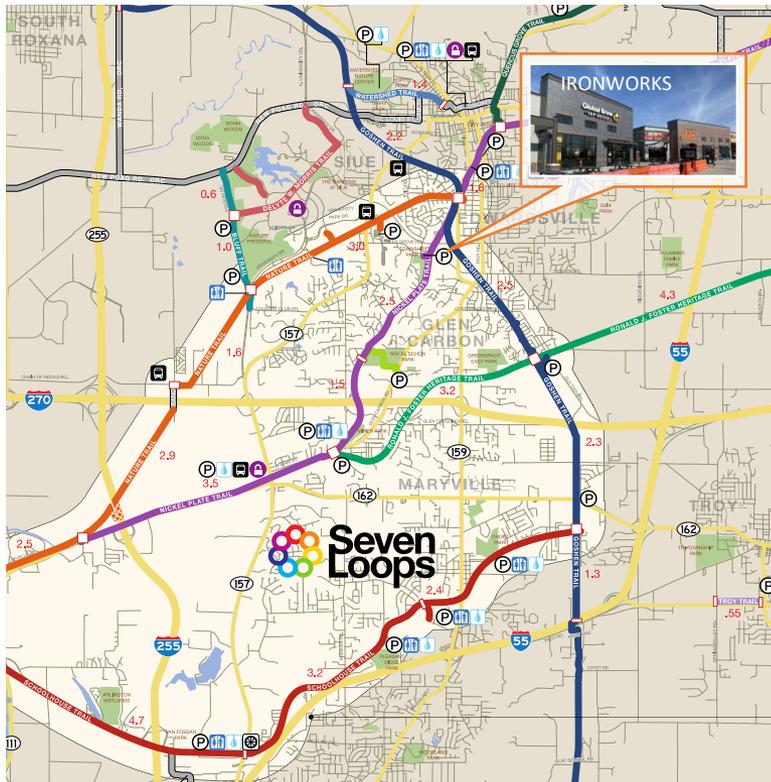
While Edwardsville's recent growth is impressive (more than doubled since 1980), city leadership is eager to see growth continue. They envision a city with 36,000 residents that is a center for warehousing/ e-commerce, corporate and professional offices, retailing, and health care for the region. With a healthy retail sector and four major commerce centers, it is clear that Edwardsville is well on its way to achieving this vision.

DEMOS	1 MILE	3 MILES	5 MILES
Population	7,064	38,121	58,010
Households	2,750	14,706	22,701
Median Age	35.6	34.9	37.4
Avg HH Income	\$97,589	\$101,979	\$102,857

# BIKE TRAIL ACCESS

Nearly two decades ago, in an effort to preserve vital rail corridors, Madison County Transit (MCT) began acquiring former railroad rights-of-way for future light rail possibilities and interim trail use. Twenty years and \$25 million later, these corridors form the 130-mile MCT Trails system, an extensive network of separated Class One bikeways developed and maintained by MCT.

Ironworks offers unparalleled access to the MCT Trails system with the Goshen Trail running through the property. Bikers utilizing the trail system frequently stop at Ironworks before, after, and during their rides.



# MARKET AERIAL



# CONTACT INFORMATION



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IRONWORKS IS BEING EXCLUSIVELY MARKETED FOR LEASE BY WITTENAUER PROPERTIES.  
FOR LEASING INFORMATION, PLEASE CONTACT:

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