

891-897 EDWARDSVILLE RD.



LEGACY
COMMERCIAL PROPERTY

891-897 EDWARDSVILLE RD., WOOD RIVER, IL 62095

PROPERTY SUMMARY



PROPERTY DESCRIPTION

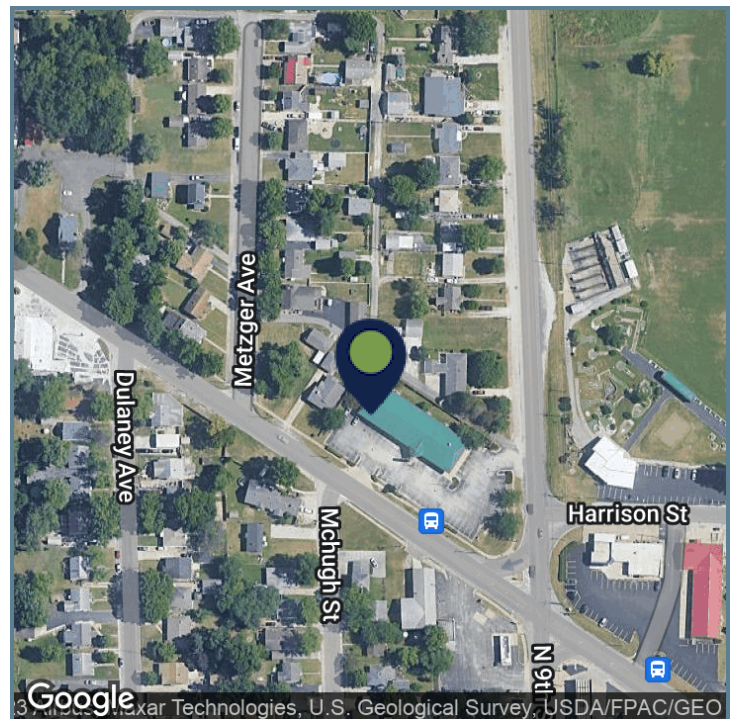
Strong visibility on the northwest corner of Edwardsville Rd and N 9th St with up to 4440 Sq Ft available

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	4,538 SF
Building Size:	8,134 SF

SPACES	LEASE RATE	SPACE SIZE
895 E Edwardsville Rd	Negotiable	4,538 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,546	13,209	26,734
Total Population	7,463	27,230	55,812
Average HH Income	\$60,778	\$58,680	\$57,983



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



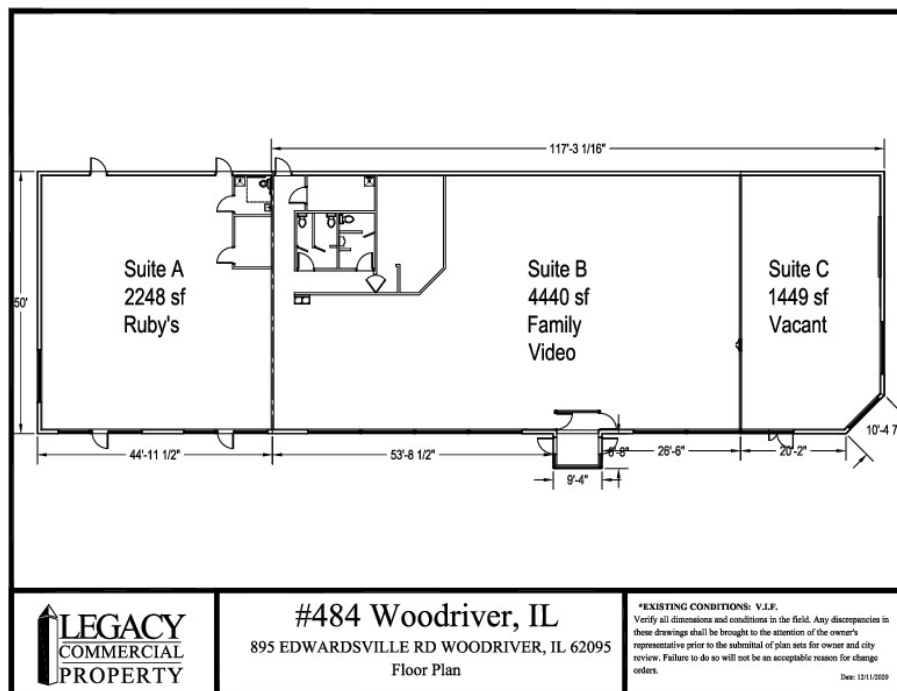
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209 Powell Place
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SITE PLANS



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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
891	Ruby's	2,248 SF	27.64%	-	-	-	-	-	-
895	Vacant	4,538 SF	55.79%	-	-	-	-	-	-
897	Pizza Hut	1,348 SF	16.57%	-	-	-	-	-	-
TOTALS		8,134 SF	100%	\$0.00	\$0	\$0.00	\$0		
AVERAGES		2,711 SF	33.33%	\$NAN	\$NAN	\$NAN	\$NAN		

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