

891-897 EDWARDSVILLE RD.



LEGACY
COMMERCIAL PROPERTY

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

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 895 EDWARDSVILLE RD in Wood River, IL. This well-managed retail or office space has strong visibility on the NW corner of Edwardsville Rd & N 9th St with up to 5889 SF available for lease. The building is in a well-established area with attractive on-site parking, over 40 spaces. The 8,137 SF building sits near the center of the Wood River business district and is ready for its next generation of retail. This property is a well-known retail staple of the Wood River community for years and offers landmark recognition & captivating signage. Give our team of Madison County leasing experts a call at 847-904-9200 to get more info about renting this property. This is an excellent opportunity to expand your business on the NW corner of Edwardsville Rd & N 9thSt.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

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



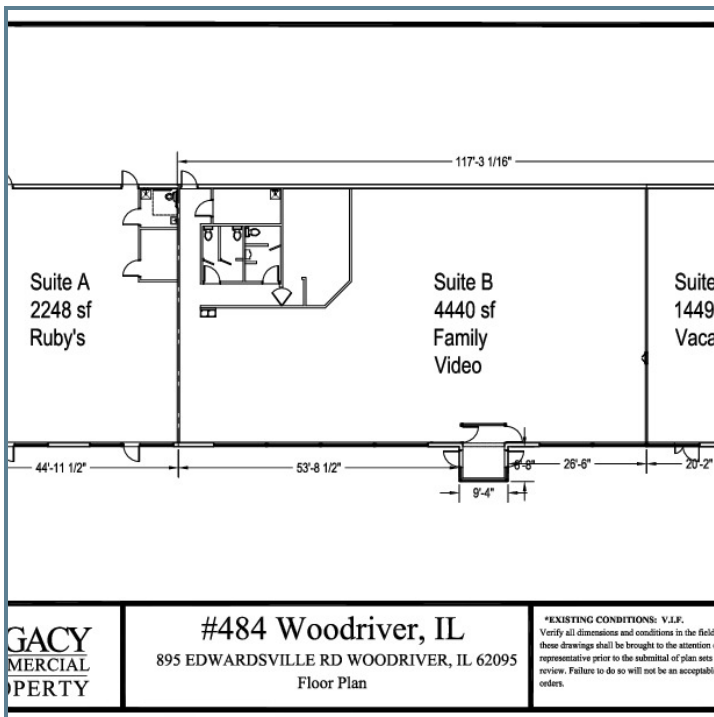
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209 Powell Place
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ADDITIONAL PHOTOS



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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,538 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
895 E Edwardsville Rd	Ruby's	2,248 SF	NNN	-	-
895 E Edwardsville Rd	Available	4,538 SF	NNN	Negotiable	-
895 E Edwardsville Rd	Pizza Hut	1,348 SF	NNN	-	-

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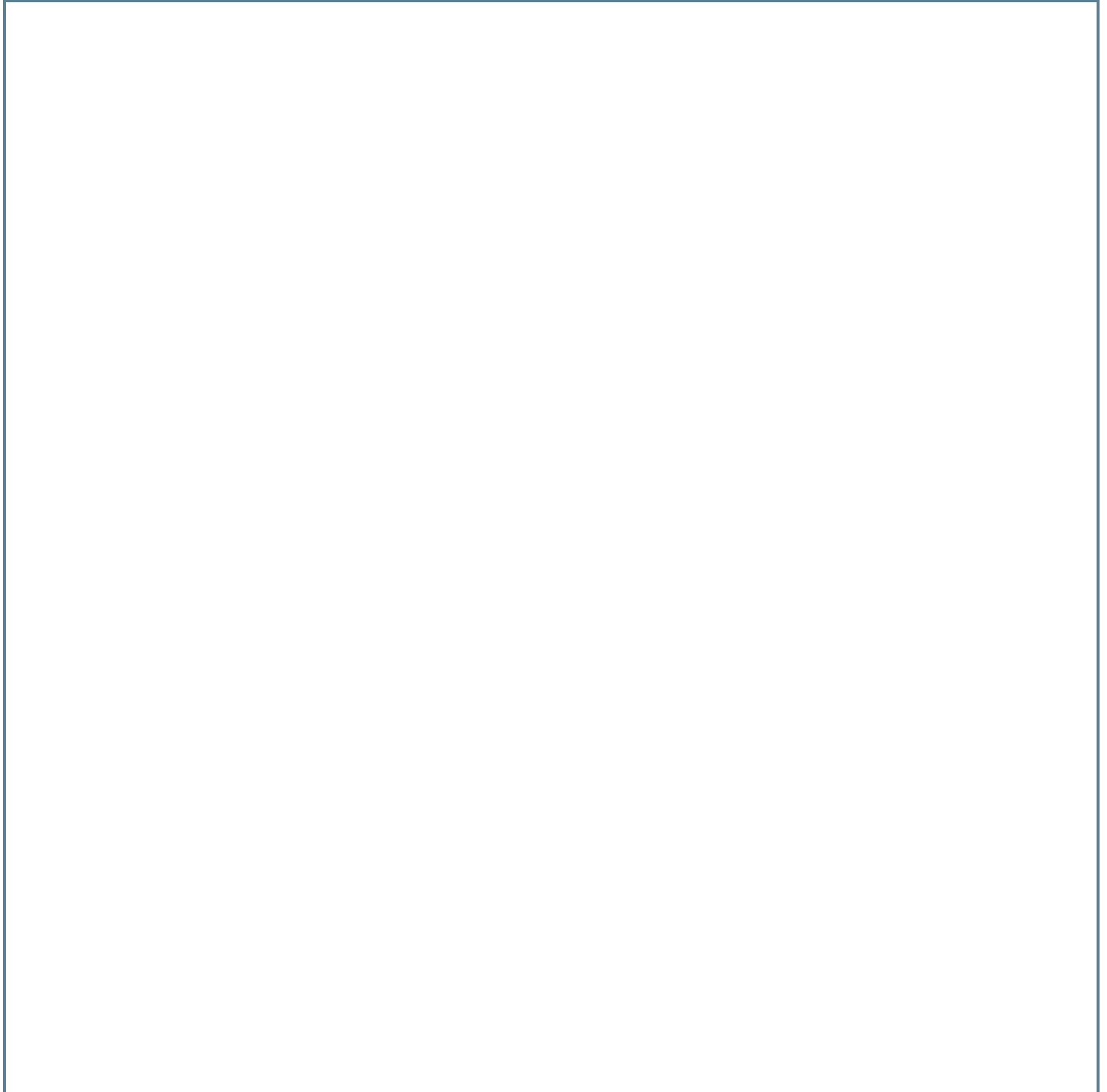
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RETAILER MAP



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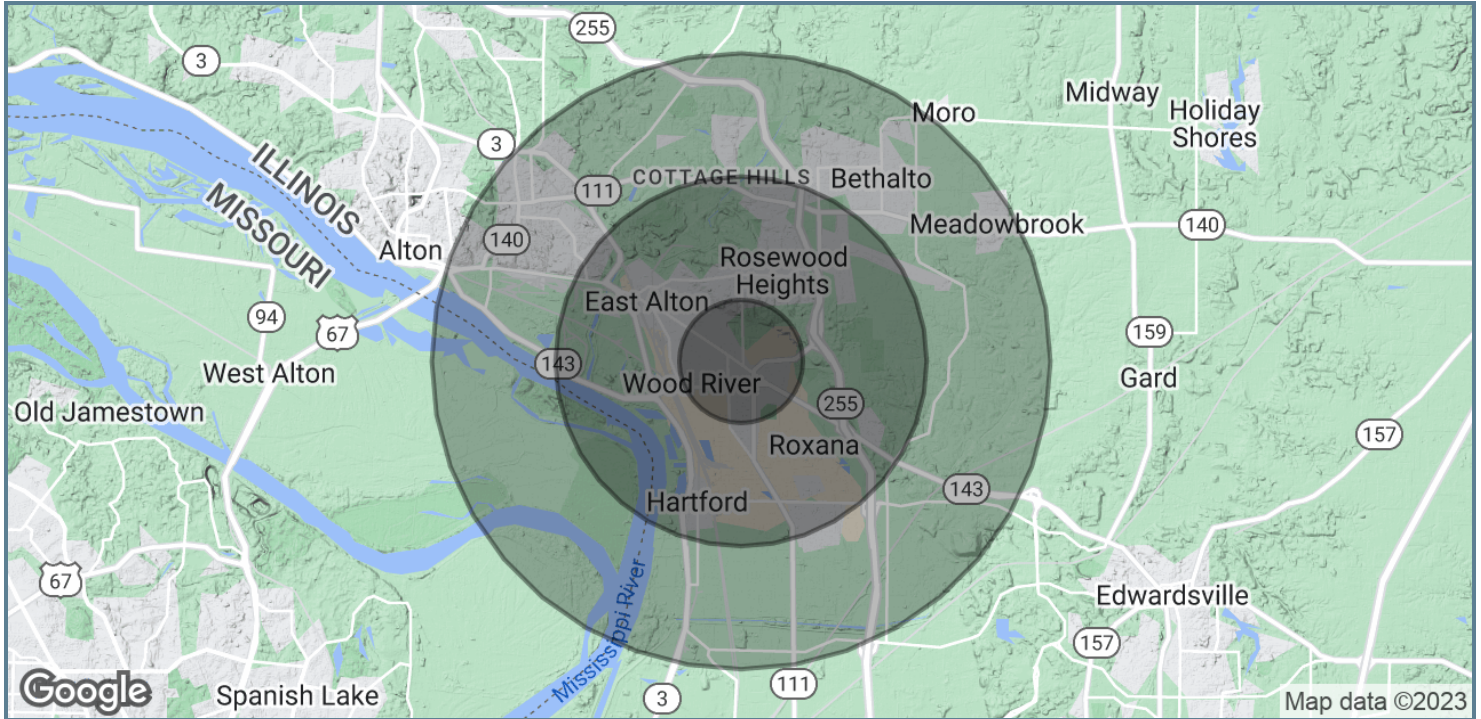
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,463	27,230	55,812
Average Age	38.0	40.0	38.9
Average Age (Male)	39.6	39.8	38.0
Average Age (Female)	36.0	39.3	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,546	13,209	26,734
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$60,778	\$58,680	\$57,983
Average House Value	\$94,285	\$98,559	\$102,632

* Demographic data derived from 2020 ACS - US Census

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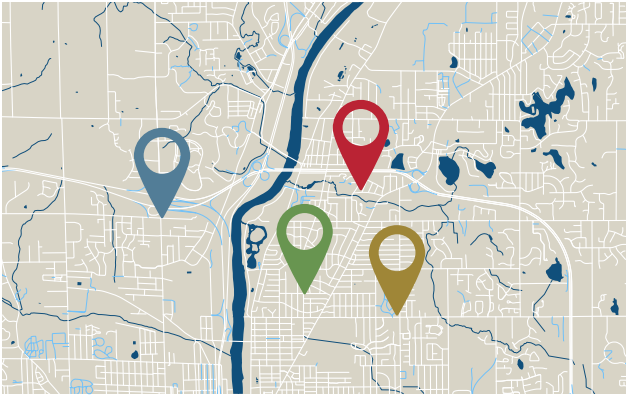


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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

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