Edwardsville Marketplace

2222 TROY ROAD | EDWARDSVILLE, IL 62025



Property Description

Edwardsville Marketplace is at the high-traffic signalized intersection of Troy Road (Illinois Highway 159) and Governors Parkway in Edwardsville, Illinois. The Metro East is a primary submarket of St. Louis and the second largest population center in Illinois, with over 700,00 people. Anchored by Schnucks, Home Goods, and Target, Edwardsville Marketplace is a highly desirable center that provides the community with various national and local retailers. Southern Illinois University Edwardsville is 2.3 miles from the center and has over 13,000 students.

Property Highlights

- Spaces Available - 2 including 1 sublease space
- Traffic Counts & Cross Streets - Troy Rd. (23,410 VPD); Governors Pkwy (14,396 VPD); Center Grove Rd. (12,716 VPD)

Offering Summary

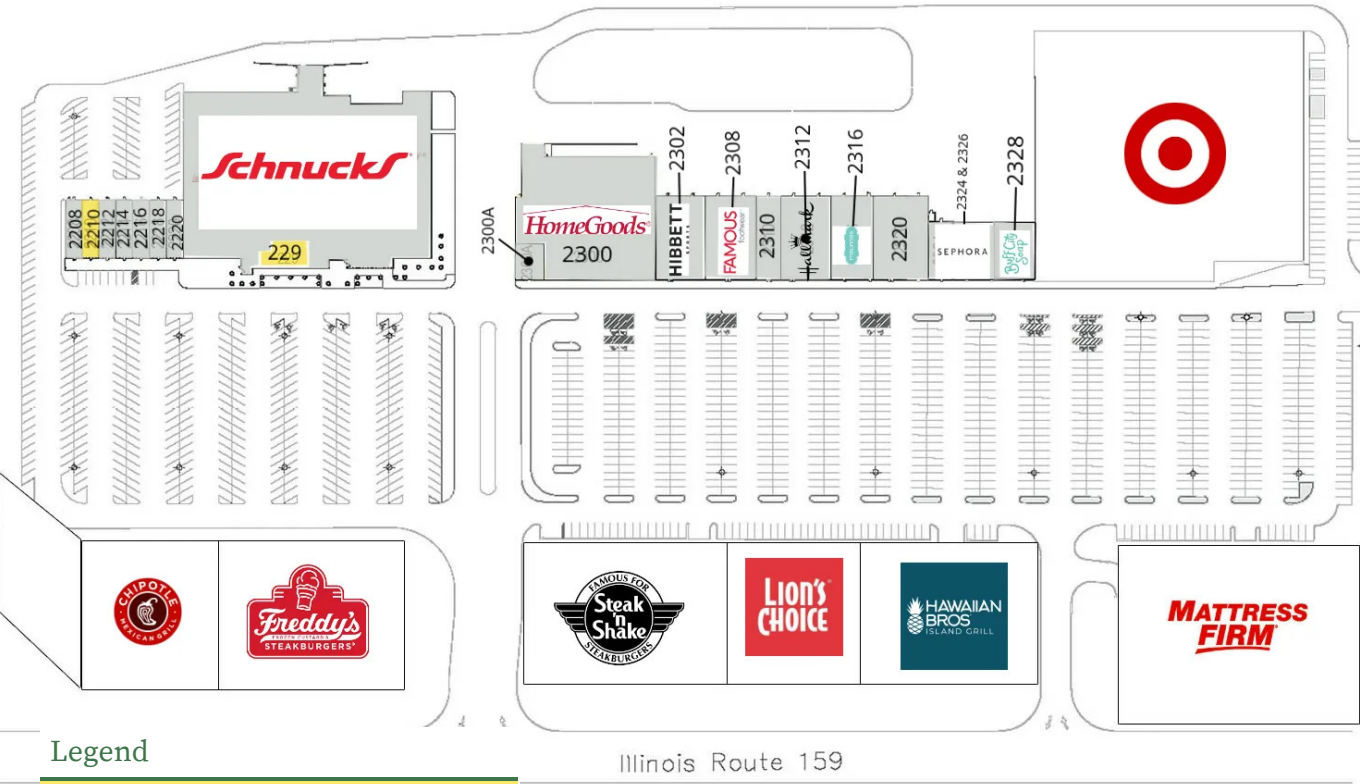
Lease Rate:	Pricing Upon Request
Available SF:	886 - 1,400 SF
Center Size:	136,094 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,788	13,149	21,889
Total Population	7,038	32,939	53,995
Average HH Income	$103,295	$100,258	$97,402

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Legend
Available
Unavailable

Suite	Tenant	Size
229	Available	886 SF
2208	Firehouse Subs	1,370 SF
2210	Available	1,400 SF
2212	DK Nails & Spa	1,400 SF
2214	Sally Beauty Supply	1,400 SF
2216	Wild Birds Unlimited	1,400 SF
2218	Great Clips	1,400 SF
2220	Evergreen Beauty & Threading	1,400 SF
2222	Schnucks	61,000 SF
2300	Home Goods	21,077 SF
2300A	MOD Pizza	3,067 SF
2302	Hibbetts Sporting Goods	6,000 SF
2308	Famous Footwear	6,000 SF
2310	La Fonda	3,000 SF
2312	Hallmark	5,900 SF
2316	Maurice's	5,000 SF
2320	Chefs Shoppe	6,500 SF
2324 & 2326	SEPHORA	5,425 SF
2328	Buff City Soap	3,325 SF

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