

RETAIL PROPERTY FOR LEASE

TROY, IL - AVAILABLE FREESTANDING RESTAURANT

710 EDWARDSVILLE ROAD, TROY, IL 62294



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,326 SF
Lease Rate:	Negotiable
Lot Size:	0.68 Acres
Parking Spaces:	46
Zoning:	Commercial
Traffic Count:	21,100



PROPERTY OVERVIEW

The 2,326 SF Building for lease is located at 710 Edwardsville Road, which is located between the McDonalds and Burger King. The traffic count along Edwardsville Road is approximately 21,100 cars per day. Complimentary businesses nearby include Walgreens, McDonalds, Burger King, Dollar Tree, Scott Credit Union, Casey's General, FCB Bank and additional shopping centers and other commercial properties.

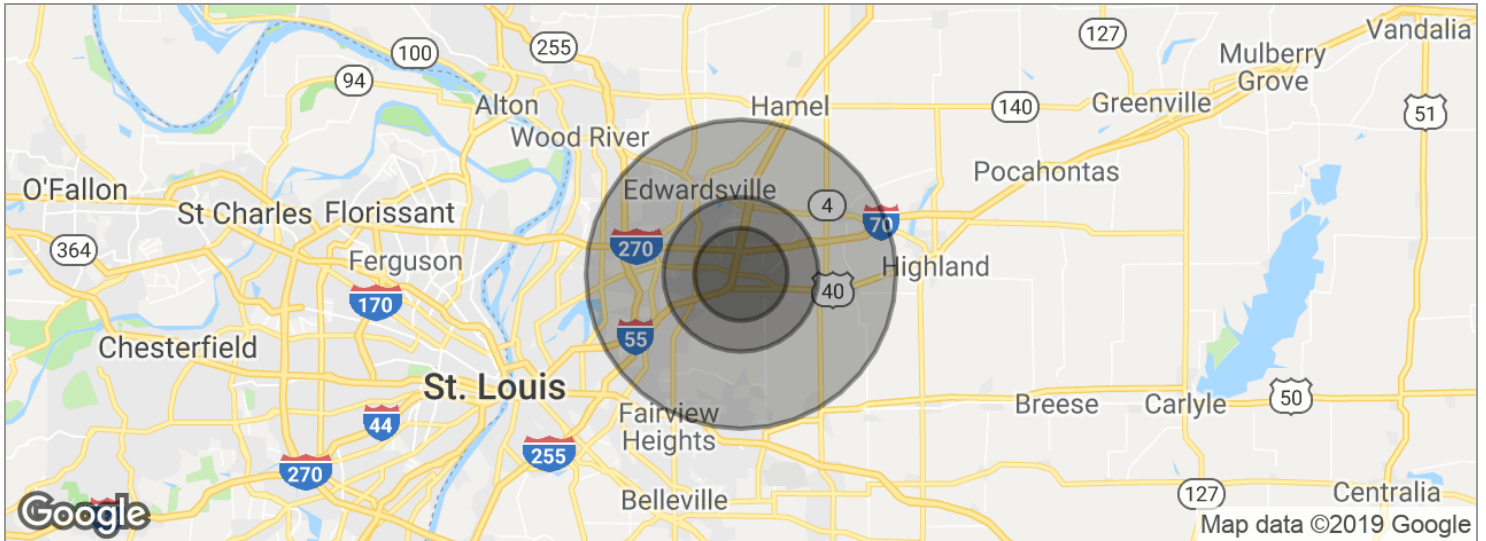
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DEMOGRAPHICS MAP



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	14,086	42,195	150,995
Median age	37.1	37.6	36.3
Median age (Male)	35.5	35.9	34.8
Median age (Female)	39.4	39.7	37.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	5,238	15,628	56,688
# of persons per HH	2.7	2.7	2.7
Average HH income	\$84,043	\$85,203	\$80,558
Average house value	\$199,990	\$215,779	\$199,972

** Demographic data derived from 2010 US Census*

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