

PUT YOUR BUSINESS ON

the PARKWAY

EDWARDSVILLE'S UPCOMING DINING,
SHOPPING & SOCIAL DESTINATION



THE NEW LUXURY MIXED-USE DEVELOPMENT

Governors Parkway & State Route 157

High-End Retail For Lease.



1 Acre Out-Lots For Sale

Brendan Barone

Broker

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Cell 618.606.3829 | Office 618.632.8200

the PARKWAY

The newest, most exciting development in one of the fastest-growing communities in the St. Louis region.

SPACES AVAILABLE FOR SHOPS & RESTAURANTS

- 1,000 – 10,000 SF
- \$26 PSF NNN
- All new construction
- Prime endcap spaces available
- Outlots available
- Generous T.I. Allowance

PRIME LOCATION

- Governors Parkway & State Route 157
- Adjacent to MTC Nature Trail
- Easy access from I-70, I-55 and I-270/I-255
- Across from SIUE campus - 14,000 students
- Adjacent to Edwardsville High School - 4,000 students
- Edwardsville & Glen Carbon - 37,000 total residents
- 21 miles from St. Louis
- 28 miles from Lambert - St. Louis International Airport

ON-SITE

- 197 luxury apartments
- Outdoor gathering spaces

ANCHORS

- Kloss Furniture, 40,000 SF

TRAFFIC COUNTS

- 17,300 VPD on State Route 157
- 8,400 VPD on Governors Parkway
- 12,100 VPD on E. University Dr.

MADISON COUNTY MAJOR EMPLOYERS

- Amazon
- Global Brass and Copper, Inc.
- Prairie Farms
- Proctor & Gamble
- Southern Illinois University - Edwardsville
- Unilever
- US Steel Corporation
- World Wide Technologies

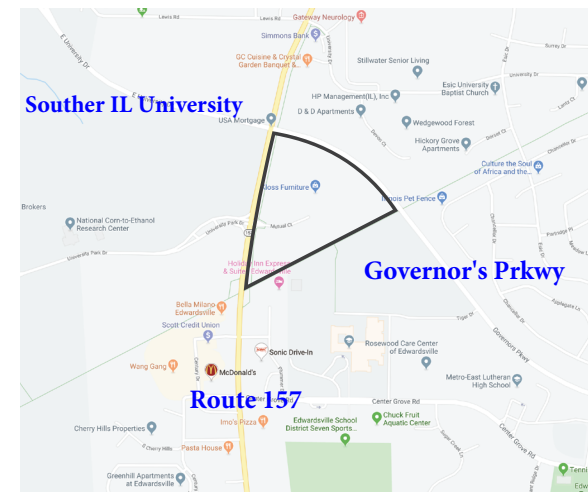
DEMOGRAPHICS

	Population	Households	Avg HH Inc
1 Mile	4,558	1,800	\$78,812
3 Miles	34,536	13,367	\$80,599
5 Miles	49,291	19,152	\$85,040

POPULATION CHANGE

- 16% Population Increase since 2000

SITE



Map data ©2019 Google



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Retail Space

Lease Rate:
\$25.00 - \$26.00 PSF

Apartments
Trace on the Parkway

97 luxury apartment

Developed Pads

Lot 4: \$950,000
Lot 5: \$950,000
Lot 6: \$950,000
Lot 7: \$1,250,000



Building #1:



Breakfast/Lunch
Restaurant

Governor's Prkwy

IL Route 157

ILLINOIS ROUTE 157

Building #7
1,000 SF - 10,334 SF Available

Building #8
1,000 SF - 4,410 SF Available

Lot 7
1.32 Acres

Lot 6
~1 acre

Lot 5
~1 acre

Lot 4
~1 acre

Bld #7

Bld #8

Bld #5

Bld #6

Bld #4



Bld #1

Bld #2

Building #2:
800 SF-5,000 SF Available

MADISON COUNTY
TRANSIT DISTRICT
NATURE TRAIL



Edwardsville, IL

BUILDING #7

6185 Bennett

1,000 - 10,334 SF Available

Drive-Thru Potential

BUILDING #2

6120 Shoger

1,000 - 5,000 SF Available

Drive-Thru Available



IS YOUR BUSINESS A GOOD FIT FOR THE PARKWAY?



LEASE NOW

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CHOOSEKWG.COM