Edwardsville Montclaire Center

1500 Troy Road Edwardsville, Illinois

FOR LEASE:

Laura Jones laura@rljonesproperties.com 636.287.2700



Available:

▶ 3,300 SF space available for lease

Specifications

Zoning: C-3 Commercial Traffic Count: 22,500 VPD Retailers within 1 mile include: Target, Kohls, Old Navy, Dierbergs, Best Buy, Petsmart, Beauty Brands, and Michaels

Features:

- ► Excellent Visibility (Troy Road) & Signage Available
- ► High traffic count (22,500 cars per day)

Demographics	3 mile	5 mile	10 mile
Total Population	33,866	51,917	156,416
Households	12,866	19,486	62,588
Median Household Income	\$84,593	\$85,877	\$69,382





RL Jones Properties 17195 New College Ave. Wildwood, MO 63040 Phone| 636.287.2700 Fax| 636.287.2703 www.rljonesproperties.com

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that RL Jones Properties, L.L.C. deemed reliable, and is subject to change without notice. Owner/landlord and RL Jones Properties, L.L.C. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation. All information should be verified prior to purchase or lease.

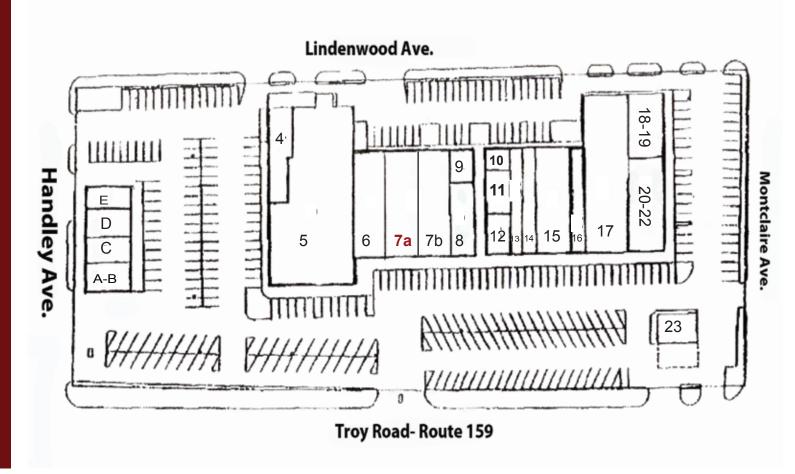
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Site Plan			
SPACE	TENANT	SF	
A-B C D E 4 5 6 7a 7b 8 9 10-11 12 13 14 15 16 17 18-19 20-22 23	Security Finance Rosenthal Licensing Zapp Thai Allstate Insurance State of Illinois Deal's Flea Market VACANT Contender eSports Tot Spot Resale Trusty Chords The O Bar Great Clips The Orient Scotch Wash Pantera's Pizza Diamond Nails Archview Flooring H&R Block El Maguey Rapid Lube	1,950 1,100 1,800 1,200 2,460 14,540 3,000 3,300 3,300 1,950 1,442 2,150 1,200 1,500 5,200 2,000 7,500 1,680 4,400 1,450	





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