

# FOR LEASE

## Join Jimmy John's

Mixed-Use Development Meridan Plaza  
1,000 SF – 4,200 SF Build-to-Suit  
99 Magnolia Dr.  
Glen Carbon, IL 62034



- > Lease Rate: \$32 PSF plus NNN
- > Next to (144) Luxury Apts
- > New Construction
- > Edwardsville/Glen Carbon Border
- > T.I. Allowance Provided
- > Ave. Household Income 5 miles: \$85,040
- > 33 miles: Lambert- STL Airport
- > 21 miles from St. Louis, MO
- > 3 miles from SIUE w/ 14,000 Students
- > Other Meridan Plaza Tenants Include:
  - > X Golf Fit 45
  - > Sunset Hills Family Dental
  - > Lottie's Café



### Brendan Barone

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Information here in is not warranted and subject to change without notice. We assume no liability for errors on items included and quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's Tenants/Independent investigation.