

For Sale/Lease

NAIDESCO

1601 Troy Rd
Edwardsville, IL 62025



Property Highlights



For Sale/Lease
0.50 AC



Pad-Ready Corner Lot
Development Opportunity



Located in Main Retail
Edwardsville Corridor



\$700,000
OR \$75,000/Yr

For more information, please contact:



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Property Features

- ±0.50-acre corner lot available for ground lease or sale
- Pad-ready site; former Zips Car Wash demolished
- Located along a high-traffic connector between Edwardsville and Glen Carbon
- Close proximity to major retail traffic generators including Dierbergs, Target, and Schnucks

Sale Price: \$700,000 **Ground Lease Rate:** \$75,000 / YR, Absolute Net



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Edwardsville, MO, located on the thriving Illinois side of the Mississippi River just 30 minutes from St. Louis, offers exceptional opportunities for retail, manufacturing, distribution, and office and technology firms. With outstanding connectivity and low shipping costs, development-ready sites with strong infrastructure, a highly skilled workforce, and an excellent quality of life, Edwardsville is positioned for business success. Companies also benefit from access to nearly **3 million consumers within 60 miles**, along with competitive incentives such as tax abatements, TIF districts, and Gateway Enterprise Zone advantages.



Home to...

SOUTHERN ILLINOIS UNIVERSITY EDWARDSVILLE

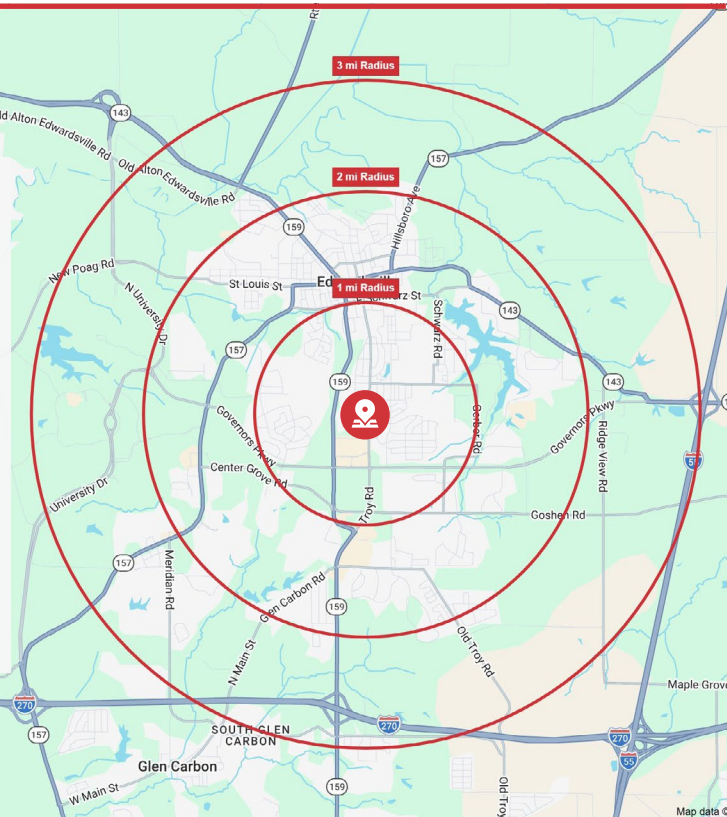
A nationally recognized university situated on 2,660 acres, only a short drive from downtown St. Louis, SIUE is home to a **diverse student body of more than 12,500**.

- » **County Seat for Madison County, IL**
- » **Third oldest city in Illinois**
- » **Legal and business hub in southwestern Illinois**

Demographics



	Population	Employees	Avg. HH Income	Households
1 MILE	7,539	2,861	\$137,690	3,157
3 MILES	35,745	12,336	\$139,713	13,657
5 MILES	56,063	16,794	\$137,673	21,605





Orchard Town Center
\$70M Metro East
Shopping Center



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