

FOR LEASE



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2 Butternut Ln., Glen Carbon, IL 62034



- Restaurant space with full commercial kitchen
- Includes kitchen equipment, dishes, chairs, tables etc.
- Walk-in coolers, walk-in freezer, range, oven, full bar
- 4,967 SF on 1st Floor: \$23 PSF plus NNN
- 1,524 Lower-Level Prep Kitchen \$5 PSF plus NNN
- NNN cost is estimated at \$7.75 PSF
- Previously home to Mike Shannon's Grill from 2013 – 2023
- Monument Sign facing Plum St. (Alternate 159)
- Between Downtown Edwardsville & the Retail Corridor



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.