

NOW LEASING PRIME RETAIL SPACE AT MERIDIAN PLAZA

86-88 Magnolia Drive
Glen Carbon, IL 62034



DRIVE-THRU END CAP + INLINE SPACE AVAILABLE



1,324 - 2,900 SF Suite
in-line space



AVAILABLE SPACES

- End Cap: 2,269 SF (Drive-Thru)
- Inline: 1,324-2,900 SF



LEASE RATES

- Inline: \$28-\$30/SF NNN
- End Cap: \$32/SF NNN



PROPERTY FEATURES

- Modern construction (2024)
- High visibility location
- Ample parking (117 spaces)
- Strong co-tenancy
- Flexible layouts



PRIME LOCATION

Near SIUE and major highways



HIGH TRAFFIC

~20,000 vehicles daily



NEW DEVELOPMENT

Mixed-use retail center



BUILT-IN CUSTOMER BASE

Surrounding residential growth



2,269 SF Suite
with drive-thru

JOIN TENANTS LIKE:

Lottie's
CAFE

F45
TRAINING

X GOLF
INDOOR GOLF

FOR LEASING INFORMATION

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KUNKEL
COMMERCIAL
GROUP

OFFICE / RETAIL SUMMARY

86-88 MAGNOLIA DRIVE
GLEN CARBON, IL 62034



LOCATION DETAILS

Parcel #: 14-2-15-22-00-000-046
County: IL - Madison
Zoning: General Commercial

PROPERTY OVERVIEW

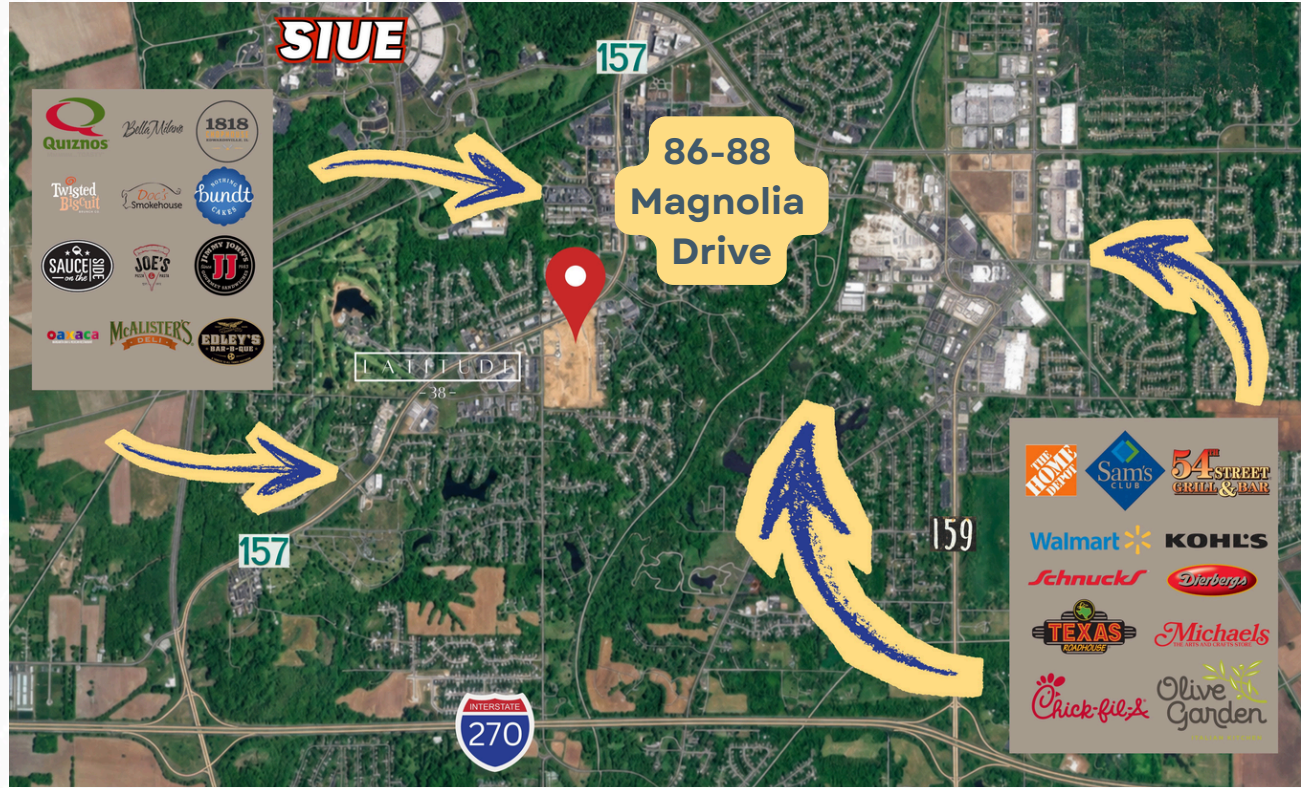
Building SF: 16,000
Vacant SF: 5,169
Usable Sqft: 5,169
Min Divisible SF: 1,324
Max Contig SF: 2,900
Retail SF: 4,671
Frontage: 350 ft
Depth: 270 ft
Parking Spaces: 117
Parking Surface Type: Asphalt

STRUCTURAL DATA

Year Built: 2024
Building Class: A

PROPERTY HIGHLIGHTS

- ✓ Built in 2024 – Class A Construction
- ✓ Ideal for retail, service, or office users
- ✓ Drive-thru end cap available
- ✓ High visibility on Magnolia Drive
- ✓ Ample parking with 117 spaces
- ✓ Strong residential growth surrounding



LEASE INFORMATION

Lease Rate: \$28.00/SF - \$30.00/SF
Lease Type: NNN
NNN Expenses: \$5.00(est.)

FINANCIAL INFORMATION

Taxes: \$19,111.00
Tax Year: 2024

DEMOGRAPHICS

Traffic Count: 20,000

PROPERTY DESCRIPTION

86-88 Magnolia Drive offers a well-maintained, multi-tenant retail building positioned to serve the surrounding Glen Carbon community. The property features functional, flexible layouts suitable for a variety of retail and service-oriented users, with strong storefront visibility and convenient customer access. In-line and drive-thru availability.

Tenants benefit from ample on-site parking, efficient suite configurations, and a welcoming retail environment ideal for boutique, personal service, or neighborhood-focused businesses. The building provides an excellent opportunity to establish or expand within a stable and desirable Metro East submarket.



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