

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

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

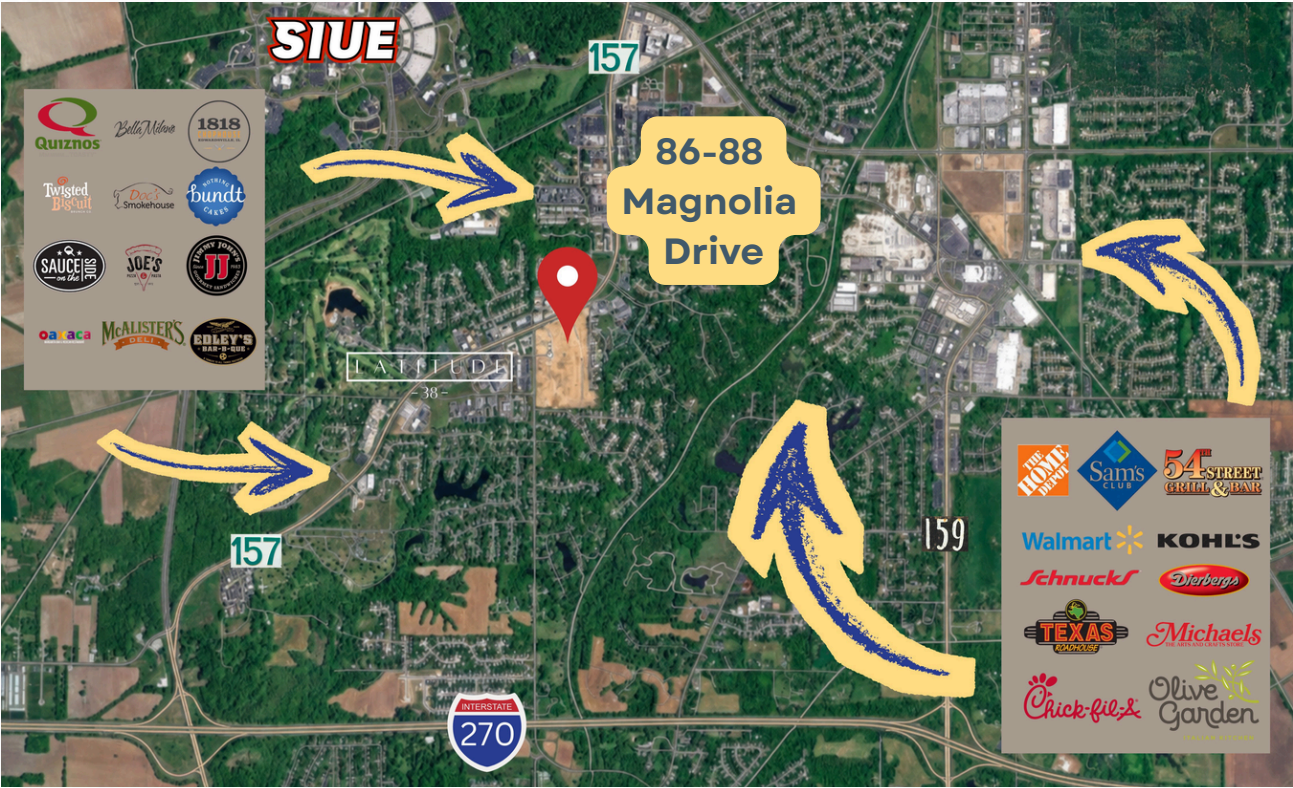


STRUCTURAL DATA

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.)

Aggressive TI
packaged available for
qualified long-term
tenants



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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