

# Edwardsville Marketplace

2222 TROY ROAD | EDWARDSVILLE, IL 62025



## Property Description

Edwardsville Marketplace is at the high-traffic signalized intersection of Troy Road (Illinois Highway 159) and Governors Parkway in Edwardsville, Illinois. The Metro East is a primary submarket of St. Louis and the second largest population center in Illinois, with over 700,00 people. Anchored by Schnucks, Home Goods, and Target, Edwardsville Marketplace is a highly desirable center that provides the community with various national and local retailers. Southern Illinois University Edwardsville is 2.3 miles from the center and has over 13,000 students.

## Property Highlights

- Spaces Available - 3 including 1 sublease space
- Traffic Counts & Cross Streets - Troy Rd. (23,410 VPD); Governors Pkwy (14,396 VPD); Center Grove Rd. (12,716 VPD)

## Offering Summary

<b>Lease Rate:</b>	Pricing Upon Request
<b>Available SF:</b>	886 - 3,325 SF
<b>Center Size:</b>	136,094 SF

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,788	13,149	21,889
<b>Total Population</b>	7,038	32,939	53,995
<b>Average HH Income</b>	\$103,295	\$100,258	\$97,402

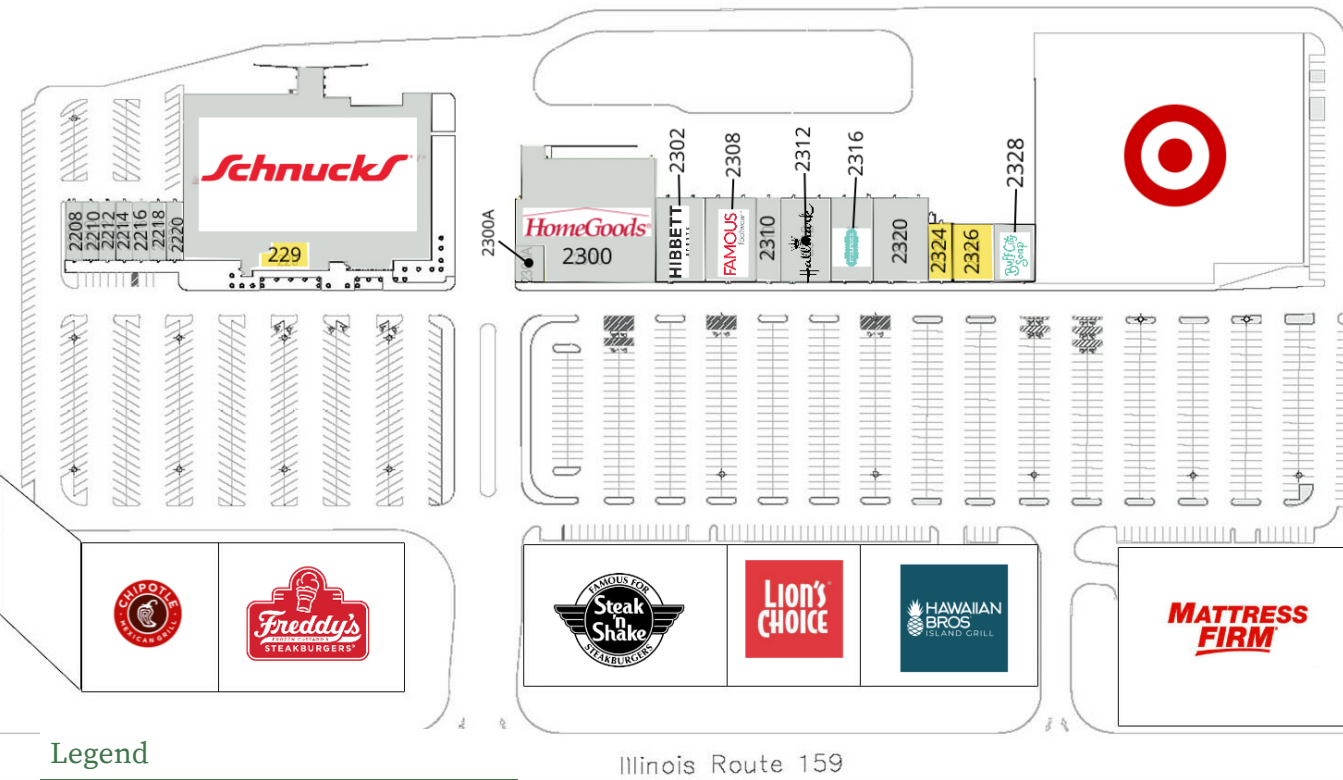
**Mark Pearl**

314.994.4050

mpearl@descogroup.com

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Suite	Tenant	Size
229	Available	886 SF
2208	Firehouse Subs	1,370 SF
2210	GNC	1,400 SF
2212	DK Nails & Spa	1,400 SF
2214	Sally Beauty Supply	1,400 SF
2216	Wild Birds Unlimited	1,400 SF
2218	Great Clips	1,400 SF
2220	Evergreen Beauty & Threading	1,400 SF
2222	Schnucks	61,000 SF
2300	Home Goods	21,077 SF
2300A	MOD Pizza	3,067 SF
2302	Hibbetts Sporting Goods	6,000 SF
2308	Famous Footwear	6,000 SF
2310	La Fonda	3,000 SF
2312	Hallmark	5,900 SF
2316	Maurice's	5,000 SF
2320	Chefs Shoppe	6,500 SF
2324	Available	2,100 SF
2326	Available	3,325 SF
2328	Buff City Soap	3,325 SF

Legend

Available
Unavailable

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