



**NEW PRICING
STARTING AT \$15.00 PSF**

WP | WITTENAUER
P R O P E R T I E S

7354 STATE ROUTE 162, TROY, IL 62294

NEW MEDICAL / PROFESSIONAL OFFICE BUILDING
2,000 – 12,000 SF NOW AVAILABLE FOR LEASE

The information contained herein has been given to us by the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.



PROPERTY INFORMATION

BRAND NEW CONSTRUCTION RETAIL/OFFICE BUILDING
2,000 – 12,000 SF AVAILABLE FOR LEASE

- **BUILDING SIZE:** 12,000 SF
- **LOT SIZE:** 1.44 ACRES
- **AVAILABLE SPACE:** 2,000 – 12,000 SF
- **PARKING SPACES:** 69 SPACES (5.75/1,000 SF)
- **SIGNAGE:** MONUMENT SIGNAGE AVAILABLE

ASKING RENT: STARTING AT \$15.00 PSF NNN

PROPERTY HIGHLIGHTS

- WELL LOCATED OFFICE/RETAIL BUILDING IN TROY, IL
- STRATEGICALLY LOCATED NEAR I-55/I-70 and I-255
- BEST-IN-CLASS DESIGN AND CONSTRUCTION
- PERFECT FOR PROFESSIONAL OFFICE, RETAIL, SERVICE, AND MEDICAL BUSINESSES
- LOCATED JUST DOWN THE STREET FROM ANDERSON HOSPITAL AND NUMEROUS OTHER REGIONAL AND NATIONAL BUSINESSES
- CENTRAL MADISON COUNTY LOCATION – EASY ACCESS FROM SURROUNDING CITIES



BY-PASS U.S. ROUTE 40

(A.K.A. ILLINOIS ROUTE 162)

LOT
C5

"WINDSOR WAY, A PLANNED DEVELOPMENT"
PLAT CAB. 65, PG. 235 RECORDED: MAR. 18, 2009

69 TOTAL PARKS - CAN BE
EXPANDED

MONUMENT SIGNAGE
AVAILABLE

**FUTURE 2ND BUILDING
PRE-LEASING NOW
BUILD-TO-SUIT AVAILABLE**

**BUILDING B
12,000 SQF**

**2,000 - 12,000 SF
CAN BE DIVIDED
AVAILABLE FOR LEASE**

LOT
C1



GLEN CROSSING ROAD

STATE ROUTE 159



FATHER
MCGIVNEY
CATHOLIC HIGH SCHOOL
SERVIRE CULTURAE VITAE

BOUSE ROAD

Walgreens

Mercy

STATE ROUTE 162

FIVE STAR
LEARNING CENTERS
HSHS Medical Group



FORMOSA ROAD



TA

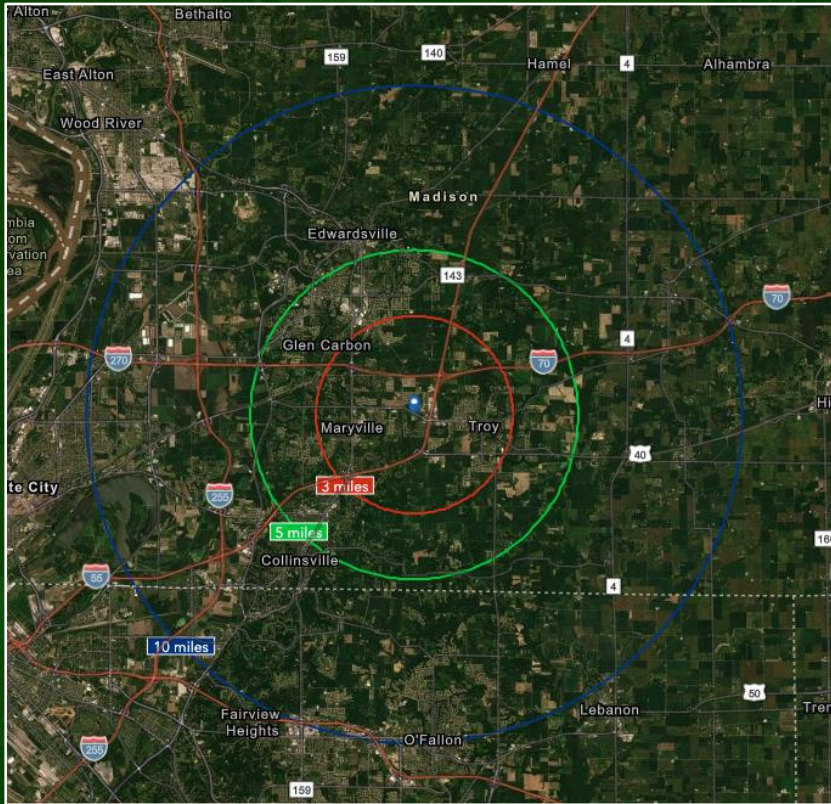
STATE ROUTE 162

Anderson Hospital

FIRST BAPTIST
Maryville

LAKEVIEW ACRES RD

FLYING J



ESRI DEMOS	3 MILES	5 MILES	10 MILES
POPULATION	25,600	66,129	155,416
HOUSEHOLDS	9,978	25,887	60,254
MEDIAN AGE	39.3	39.9	38.9
MEDIAN HH INCOME	\$78,993	\$76,415	\$69,637
AVG HH INCOME	\$94,052	\$93,677	\$89,115



FOR INFORMATION PLEASE CONTACT:

DAVID WITTENAUER | PRESIDENT
WITTENAUER PROPERTIES
DAVID@WITTENAUERPROPERTIES.COM
OFFICE: 618.632.5850
MOBILE: 618.719.1197