

Retail Space for Lease

2119 Illinois Route 157, Edwardsville, IL 62025



1,300 SF & 2,700 SF Available - \$19.50 PSF

PROPERTY OVERVIEW

- Local high-end boutique co-tenants
- Affluent local population with average household income of \$90,000 + within 1 mile
- Visibility to over 20,000 vehicles per day
- Less than one mile from Southern Illinois University-Edwardsville (14,000+ students) and Edwardsville High School (2200+ students)
- Signalized intersection at SR-157 and Meridian Road

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	6,069	33,878	53,400
Avg HH Income	\$90,378	\$76,413	\$77,080
Daytime Population	2,136	17,074	24,104

Broker has owner interest

WP | **WITTENAUER**
PROPERTIES

1177 N. Green Mount Road, Suite 201, O'Fallon, IL 62269

Phone: 618-632-5850 | Fax: 618-632-3270

Email: info@wittenauerproperties.com

www.wittenauerproperties.com

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.

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FOR INFO CONTACT:

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Suite	Tenant	SQ. FT.
2133	Meridian Family Dental	2,100
2131	A Wildflower Shop	1,400
2127	Four Muddy Paws	2,800
2125	Teaspoons Café	2,800
2121	Wild Hearts Boutique	1,400
2119	AVAILABLE	1,300
2117	Treo Salon	2,100

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