

1500 Troy Rd. - Montclair Center, Suite 7A
1500 Troy Road | Edwardsville, IL | US | Madison County
Available SF: 7,500 | Lease Terms: Unknown



Building Type:	Retail
Available SF:	7,500
Total SF:	63,862
Number of Stories:	1
Ceiling Peak:	9 Ft.
Ceiling Eaves:	9 Ft.
Expandable:	No
Zoning:	Retail
Site Size:	1.00 Acres
Year Built:	unkn
Specialty Features:	None
Can Subdivide:	No
Within City Limits:	Yes
Construction Type:	Masonry
Floor Type:	Unknown
Lease Terms:	Unknown
Lease Rate Note:	Please Contact
Last Updated:	Apr 10, 2025

Economic Development Contact

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Property and Area Description

Two properties available for lease at Edwardsville Montclair Center. Unit 7 is 6,300 sf; unit 7A is 7,500 sf. High visibility on Troy Road. Zoning: C-3 Commercial. High traffic count (22,500 cars per day). Best Buy, Kohls, Old Navy, Deirbergs, Borders, Petsmart, Beaty Brands and Michaels within 1 mile.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: I-255 (3.00 mi.)
Nearest Interstate: I-270 (1.00 mi.)
Nearest Airport: Lambert (20 mi.)
Nearest Commercial Airport: St.Louis Airport (20 mi.)
Rail Served: No
Rail Served By: Other
Rail Infrastructure in Place: No

Utilities

Electric: Ameren Illinois
Natural Gas: Ameren Illinois
Water: City of Edwardsville
Sewer: Madison County Special Service Area #1
Telecommunications: AT&T