

1063 S. 157 - University Pointe I & II, Space 3B
1063 South State Route 157, Space 3B | Edwardsville , IL | US | Madison
County
Available SF: 2,936 | Lease Rate: \$17 | Lease Terms: Triple Net



Building Type:	Retail
Available SF:	2,936
Total SF:	77,560
Number of Stories:	1
Ceiling Peak:	10 Ft.
Ceiling Eaves:	10 Ft.
Expandable:	No
Zoning:	Retail
Site Size:	1.00 Acres
Year Built:	2003
Specialty Features:	None
Can Subdivide:	No
Within City Limits:	Yes
Construction Type:	Masonry
Floor Type:	Unknown
Lease Rate:	\$17
Lease Terms:	Triple Net
Lease Rate Note:	\$17.00 SF/NNN
Last Updated:	Apr 10, 2025

Economic Development Contact

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Property and Area Description

University Pointe is a retailer's dream! Co-Tenants include Bully's Smokehouse, Bella Milano, Complete Fitness, Pro Rehab, Quiznos, Sgt. Pepper's Cafe, Jimmy John's, H & R Block, and many more! This is a very busy area with extremely high demographics situated right next to developing subdivisions and Southern Illinois University's Edwardsville Campus! 11 Spaces Available for Lease at \$17.00 SF/NNN: -Spaces 4A, 5A, 11A, 12A - 1,480 SF Min. Divisible 1,480 SF, Max. Contiguous 2,960 -Spaces 7A, 8A, 9A - 1,520 SF Min. Divisible 1,520 SF, Max. Contiguous 4,560 -Spaces 33B & 34B - 3,259 SF Min. Divisible 935 SF, Max. Contiguous 3,259 -Space 3B - 2,936 SF -Space 9B - 1,850 SF -Space 12B - 1,277 SF

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: Unknown

Utilities

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