



Building Type:	Retail
Available SF:	3,000
Total SF:	3,000
Year Built:	1960
Last Updated:	May 7, 2025

Economic Development Contact

Scott Hanson, City Planner
Edwardsville Economic Development Alliance
118 Hillsboro Avenue, PO Box 407
Edwardsville, IL 62025
(618) 692-7535 | shanson@cityofedwardsville.com

Realtor/Owner Contact

Laura Jones
| laura@rljonesproperties.com

Property and Area Description

We currently have two spaces available! Former restaurant space available 2,150 SF, and former retail space of 3,000 SF NOW AVAILABLE! Discover the vibrant community surrounding the property, located in Edwardsville, IL. This prime location offers a bustling retail landscape with Montclair Shopping Center just moments away. Experience a dynamic blend of local boutiques, popular eateries, and lively entertainment venues, making it an ideal destination for retail or strip center tenants. The area is known for its strong economic growth, affluent population, and high traffic visibility, providing an opportunity for businesses to thrive. With a steady stream of foot traffic from nearby attractions and residential areas, the location offers an unmatched opportunity for retail success in Edwardsville. large traffic count: 22,500 VPD. Tenants Include: Dollar Tree, Diamond Nails, Edwardsville Flea Market, Archview Flooring, El Maguey Mexican, H&R Block, Panteras Pizza, Rapid Lube, Sudz Wash Laundromat, Drivers Testing Facility, The Orient, Zapp Thai, All-State Insurance, Trusty Chords Record Store, Flanagan Paint & Supply, Quantum Vape, PreLoved STL, and HoneyBaked Ham Seasonal Store. This space is 3,000 SF and was recently updated with a new 400 amp electrical service, two ADA compliant restroom, HVAC unit, plumbing, etc. In white box condition, the flooring is stained concrete, and there is a roll up garage door.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown