

# FOR LEASE

2 Schiber Ct.,  
Maryville, IL 62062



4,195 SF OFFICE/RETAIL SPACE

**BARBERMURPHY**

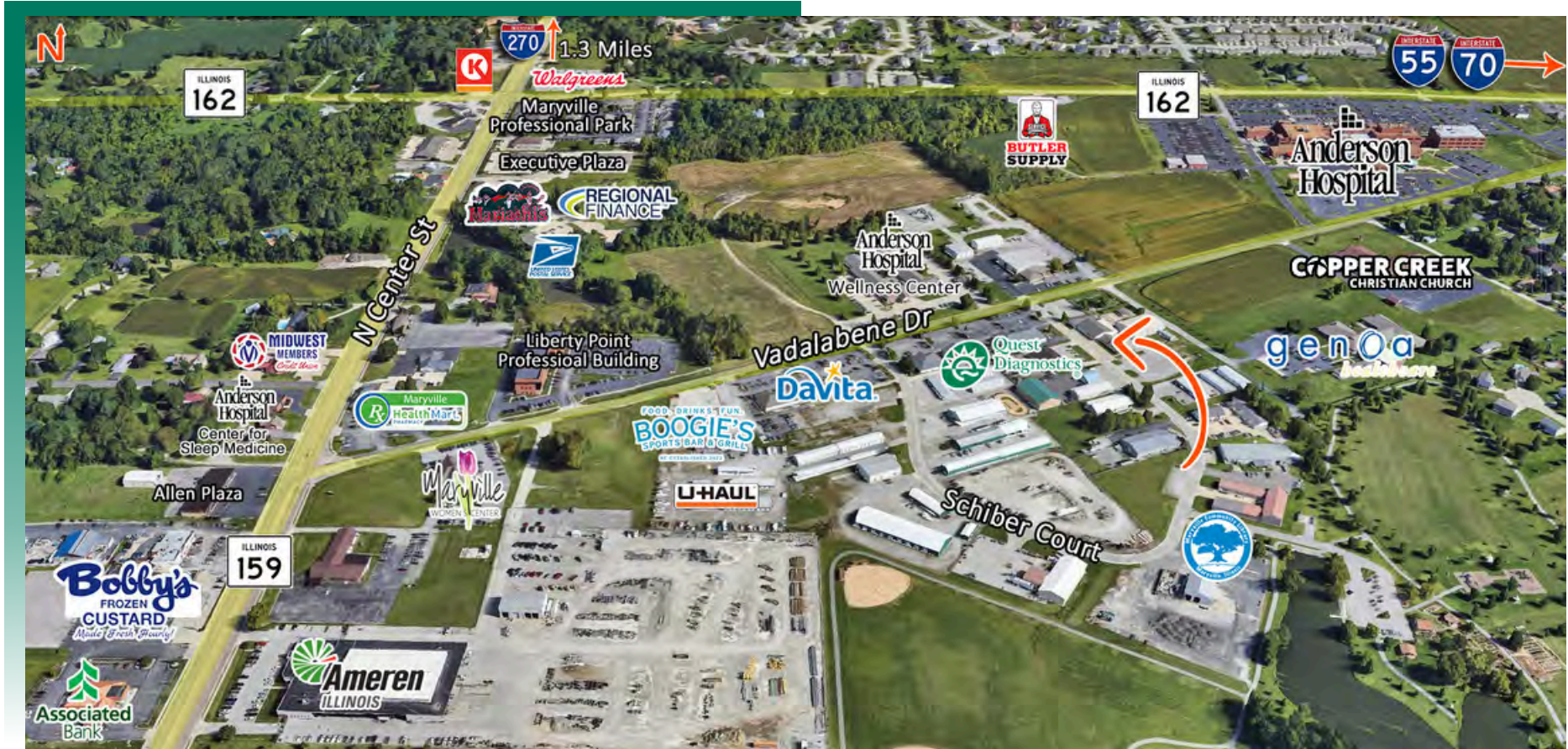
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

**Scott Muentnich**  
Broker Associate  
Office: (618) 277-4400 (Ext. 40)  
Cell: (618) 975-0504  
scottm@barbermurphy.com



# AREA MAP

2 Schiber Ct., Maryville, IL 62062



## LOCATION OVERVIEW

Located just down the street from Anderson Hospital. The main road provides access to Highway 159 and Hwy 162. The building sees heavy foot traffic due to the Nursery and Garden Shop on the property.

# PROPERTY PHOTOS & INFORMATION

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Great location near Anderson Hospital

Plenty of parking available - 20 spaces

Mixed-use with neighboring nursery/retail

Outdoor patio or display area

Access to Hwy 159 & Hwy 162

Delivered in white-box condition

# OFFICE/RETAIL SUMMARY

2 SCHIBER CT

**LISTING #** 3262

## LOCATION DETAILS:

Parcel # 13-2-21-02-04-402-001, 002  
County: IL - Madison  
Zoning: B-2

## PROPERTY OVERVIEW:

Building SF: 10,751  
Vacant SF: 4,195  
Usable Sqft: 4,195  
Min Divisible SF: 1,800  
Max Contig SF: 4,195  
Office SF: 4,195  
Retail SF: 4,195  
Signage: Marquee,Building  
Frontage: 242  
Depth: 60  
Parking Spaces: 20  
Parking Surface Type: Concrete

## STRUCTURAL DATA:

Building Class: B  
Ceilings: 9'  
Construction Type: Wood Frame



## LEASE INFORMATION:

Lease Rate: \$14.50/SF  
Lease Type: NNN  
NNN Expenses: \$4.00

## FINANCIAL INFORMATION:

Taxes: \$8,032.00  
Tax Year: 2024

## DEMOGRAPHICS:

Traffic Count: 4350

## PROPERTY DESCRIPTION:

4,195 SF retail/office/potential medical buildout. Space is divisible and will be delivered in white-box condition, with an outdoor patio and a large parking lot. Excellent retail opportunity with a large patio. Currently has 2 finished ADA bathrooms.