

**TROY, IL THREE BUILDING
OFFICE COMPLEX FOR
SALE OR LEASE**



SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126

Caleb@ManorRealEstate.com

**505 BUCKEYE DR., 504 OHARA DR., & 500 OHARA DR.
TROY, IL 62294
11,900 S.F.
\$1,000,000 (\$84.03/S.F.) | \$14/S.F. M.G.**

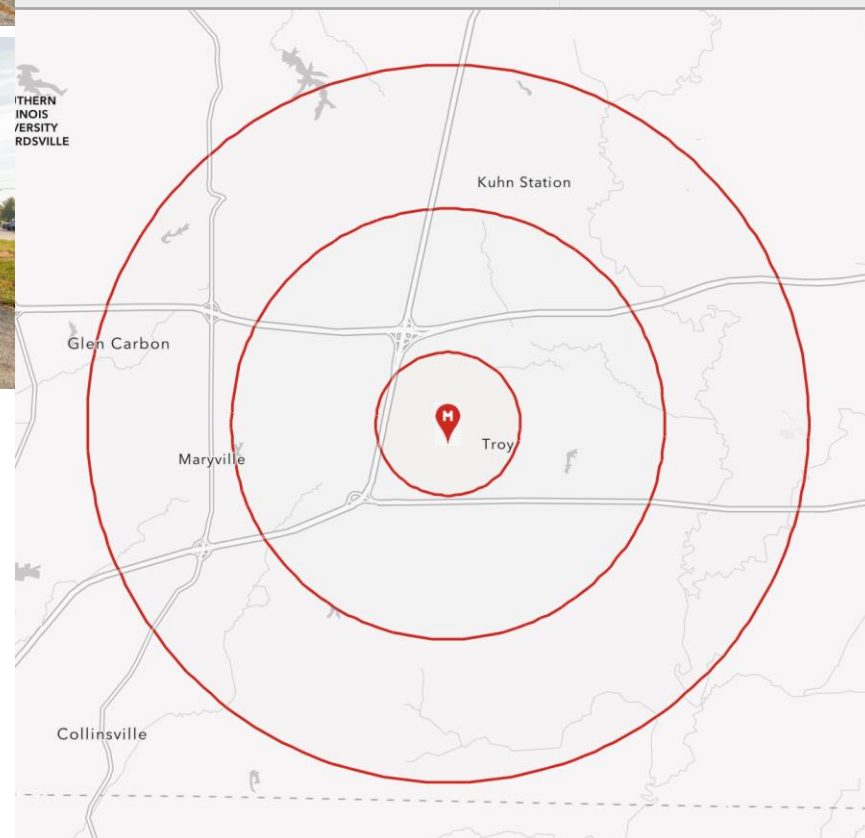
PROPERTY INFORMATION



- STRATEGICALLY LOCATED IN TROY, IL, WITH EASY ACCESS TO HIGHWAYS 55 AND 70, OFFERING EXCELLENT VISIBILITY AND CONNECTIVITY.
- THREE-BUILDING OFFICE PARK TOTALING 11,900 FT² OF ADAPTABLE OFFICE SPACE, SUITED FOR MEDICAL, PROFESSIONAL, AND COMMERCIAL USES.
- GREAT OPPORTUNITY FOR AN OWNER-USER OR INVESTOR
- LOCATED IN THE GROWING MADISON COUNTY MARKET, PRESENTING STRONG POTENTIAL FOR APPRECIATION AND TENANT DEMAND.
- COMMERCIAL ZONING ALLOWS A RANGE OF BUSINESS APPLICATIONS, IDEAL FOR DIVERSE TENANT NEEDS AND INVESTMENT STABILITY.
- 400 — 11,900 FT. AVAILABLE FOR LEASE.

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		4,840	19,220	47,155
HOUSEHOLDS		1,967	7,445	18,519
AVERAGE HH INCOME		\$85,410	\$122,527	\$134,488



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OHARA DRIVE

RIGGIN ROAD

**505
BUCKEYE
7,100 S.F.**

**504
OHARA
2,400 S.F.**

**500
OHARA
2,400 S.F.**

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AERIAL



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.