

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



SCAN HERE!



CALEB ANTHONIS

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

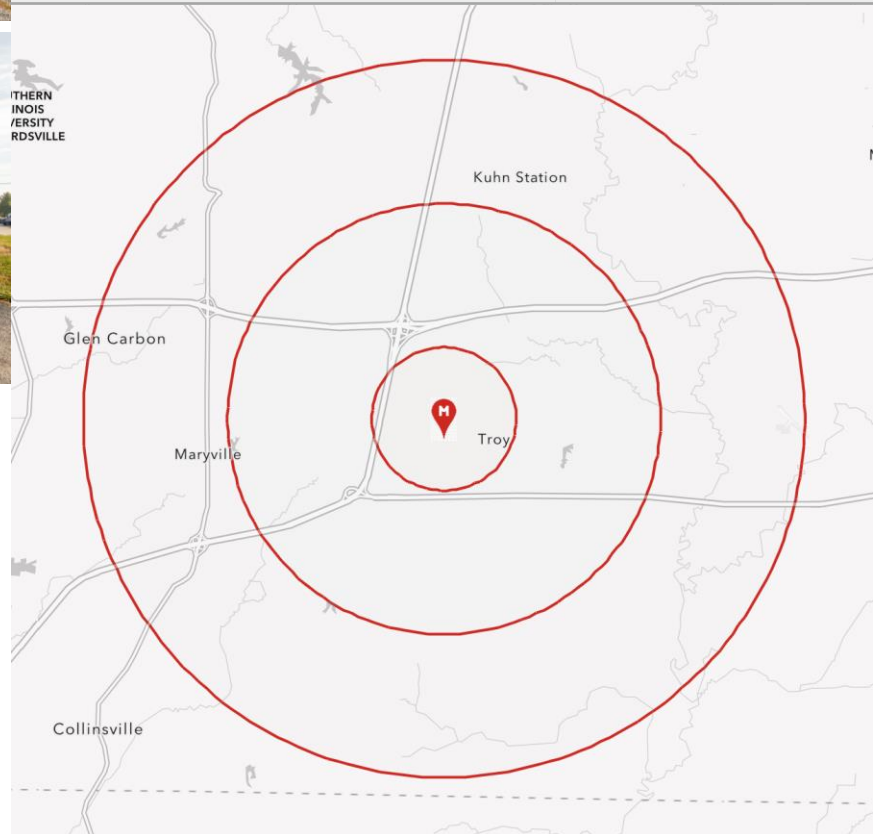
**505 BUCKEYE DR., 504 OHARA DR., & 500 OHARA DR.
TROY, IL 62294
11,900 S.F.
\$1,375,000 (\$115.55/S.F.) | \$14/S.F. M.G.**

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 |



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.
\$1,375,000 (\$115.55/S.F.) | \$14/S.F. M.G.



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

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

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

OHARA DRIVE

RIGGINS ROAD

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.
\$1,375,000 (\$115.55/S.F.) | \$14/S.F. M.G.**

AERIAL



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.
\$1,375,000 (\$115.55/S.F.) | \$14/S.F. M.G.

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.