

The Station On Main Development Underway At Former Public Safety Building

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EDWARDSVILLE - A downtown property that served as Edwardsville's first City Hall and was the longtime home of public safety services is being transformed into The Station on Main, an estimated \$20 million mixed- use development with residential, office, retail and restaurant space.

The property includes parcels from 400-420 N. Main Street, which are owned by Fireside Financial, an Edwardsville-based company that is overseeing the development project. Interior work is underway, and demolition of a former residence within the footprint of the development began this week.

Once the project is finished, which is expected in 2024, the multi-level property will include about 38 single- bedroom apartments and townhomes, four restaurants, office space for up to five businesses, and five boutique retail sites, along with on-site parking.

“This is an exciting project, and we’re very hopeful that it’s just the beginning of the kind of growth we’ll see in this area,” Mayor Art Risavy said. The site has been vacant since 2017, when the Police and Fire Departments relocated to a new Public Safety Building.

This will be the first residential/retail/office concept on Main Street in Edwardsville, offering a true live/work/play environment, said Kristie Bailey, a partner with Fireside Financial. She echoed the mayor’s hopes for the development and the area.

“The biggest thing for us is that we live in this community, so we know from being residents what we want there and what we would like to see,” said Bailey, a co-founder of Fireside Financial with her husband, Michael. “It’s going to be an amazing community gathering spot and we’re excited for everyone to be able to enjoy it.”

Fireside is working with Pfund Construction of Edwardsville, Nickas Architecture and Oates Associates on the project.

Bailey said discussions have not been finalized with prospective ground floor restaurant tenants, however a bar/restaurant concept has been developed for an upper-level anchor restaurant. She said that restaurant could be open within 15 months. Three restaurants on the ground floor will share an outdoor plaza. The single- bedroom apartments and townhomes will have separate parking and will share an upper floor patio overlooking Main Street.

The Station on Main will include on-site parking, plus multiple bicycle racks for visitors and residents to take advantage of nearby trails. The property is located within walking distance of a Madison County Transit station, public lots and on-street parking.

"I need to say thank you to the city for all of their hard work and to the mayor," Bailey said. "If we didn't have their support, we wouldn't be able to bring these projects to the area for everyone to enjoy. We're very appreciative of the partnership."

