

## 0.69 Acres at a Lighted Intersection

1511-1513 Johnson Rd, Granite City, Illinois 62040  
Madison County

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### Property Description

#### Development Site

Located at the lighted intersection of Nameoki Rd. and Johnson Rd. (2) Parcels with cross parking/access easement behind Popeye's Chicken. Surrounded by McDonalds, Popeye's Fried Chicken, and other quick serve restaurants. This is a heavy retail area. Owner may consider land lease also.

**Sale Price: \$659,000**

#### Basic Details

Listing No:	2573
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	0.69 Acre(s)
Sale Price:	\$659,000
Sale Price Per Sqft:	\$21.93

#### Property Information

Parcel No:	22-1-20-08-15-401-005.00
	2
Zoning:	C-5
Zoning By:	Granite City
Property Tax:	\$2,827
Tax Year:	2021
Traffic Count:	15,300
Topography:	Flat

#### Land Measurements

#### Utility Information

Acres:	0.69 Acre(s)
Frontage:	195 ft
Depth:	296 ft

Water Provider:	IL American
Water Provider Location:	On Site
Sewer Provider:	Granite City Sewer
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site

## Transportation

Interstate:	I-270 & I-255
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