

## Ideal Restaurant / Retail Location at I-270/IL-3 Interchange

3227 West Chain of Rocks Road, Granite City, Illinois 62040  
Madison County

**John L. Eichenlaub**

Phone: 618-570-8344

Email: johne@barbermurphy.com



### Basic Details

Listing No:	1080
Sale Or Lease:	For Lease
Property Type(s):	Retail, Restaurant/Bar
Building Size (Sqft):	5,932 Sqft.
Total Sqft Available:	2,318 Sqft.
Lease Rate:	\$12.00 Per Sqft
Lease Type:	Gross
Lease Term:	Negotiable
Leasing Comments:	Lease Rate includes Taxes and Building Insurance.

### Address

Country:	US
State:	IL
County:	Madison
City:	Granite City
Zipcode:	62040
Street Number:	3227
Street:	West Chain of Rocks
Street Suffix:	Road

### Square Foot Information

Building Total Sqft:	5,932 Sqft.
Total Sqft Available:	2,318 Sqft.
Direct Lease:	2,318 Sqft.
Retail:	2,318 Sqft.
Min Divisible Sqft:	1,053 Sqft.
Max Contiguous Sqft:	2,318 Sqft.

### Property Information

Parcel No:	18-1-14-29-00-000-013.00
	1
Zoning:	Commercial
Zoning By:	Granite City
Traffic Count:	2,700

## Structural Data

Year Built:	2005
Floors:	1

## Transportation

Interstate: I-270 | 0.2 Miles, Exit 3