

# FOR LEASE

## (2) OFFICE/RETAIL SUITES & (1) MEDICAL OFFICE SUITE

3908 Mayville Rd., Granite City, IL 62040



**BARBERMURPHY**  
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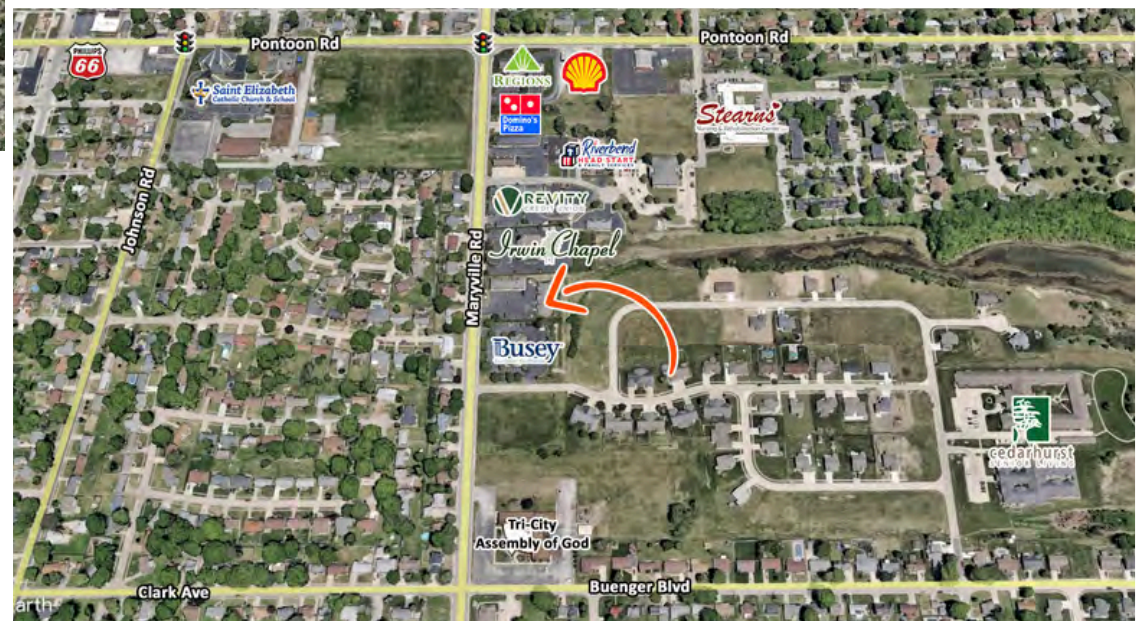
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# AREA MAP

3908 Maryville Rd., Granite City, IL



## LOCATION OVERVIEW

Located near the intersection of Maryville Rd. and Pontoon Rd. with easy access to IL Route 203 and I-270.

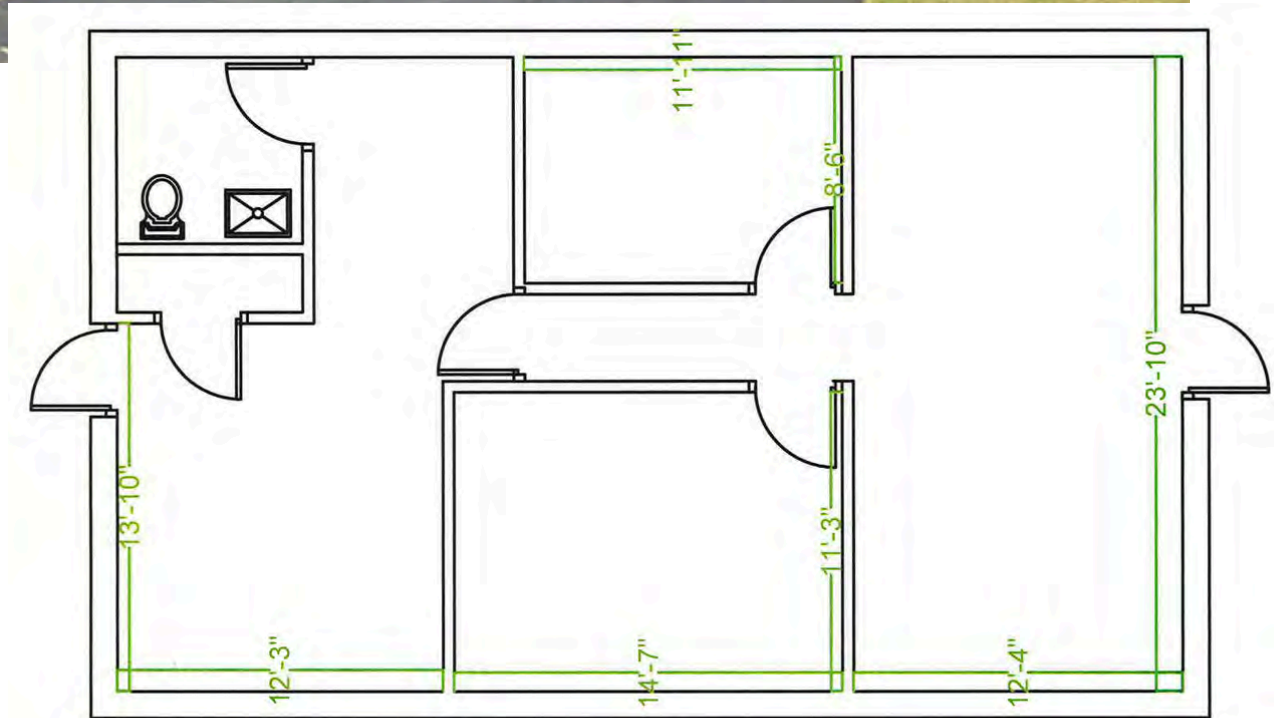
# FLOOR PLAN - SUITE 1

3908 Maryville Rd., Granite City, IL



**1,032 SF  
OFFICE/RETAIL SUITE**

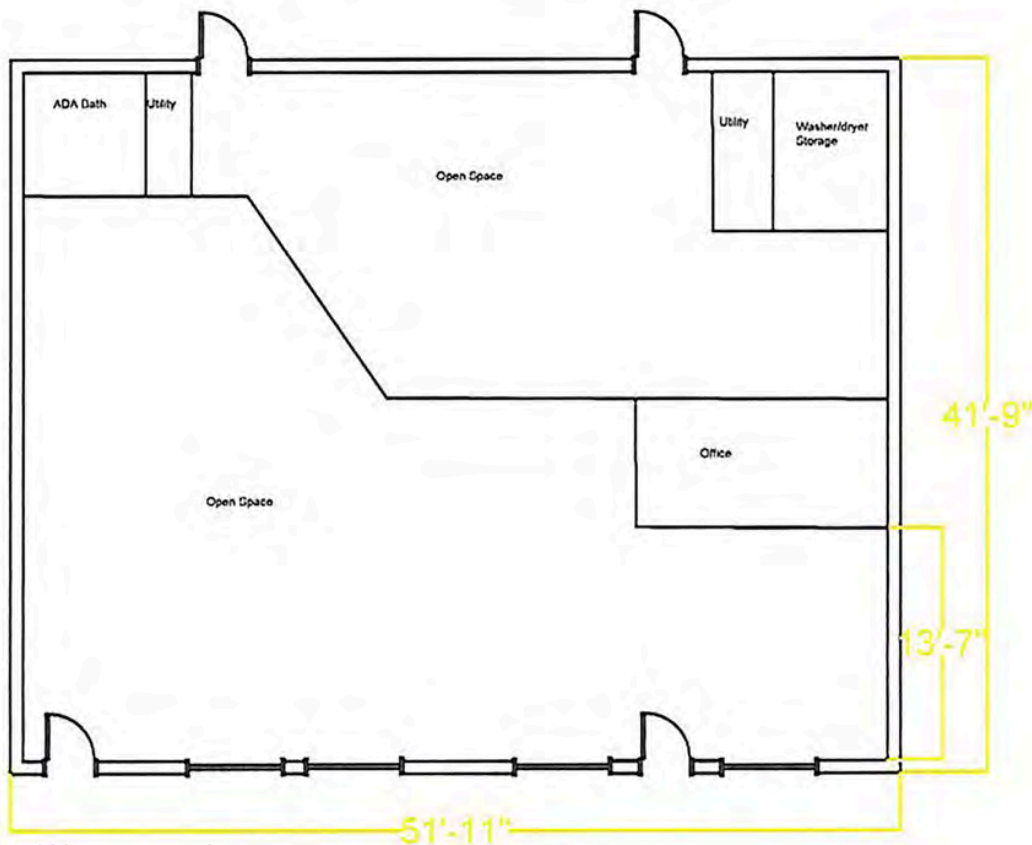
- Reception Area
- (2) Private Offices
- Open Work Space
- Restroom



\*Not to scale

# FLOOR PLAN - SUITE 2

3908 Maryville Rd., Granite City, IL

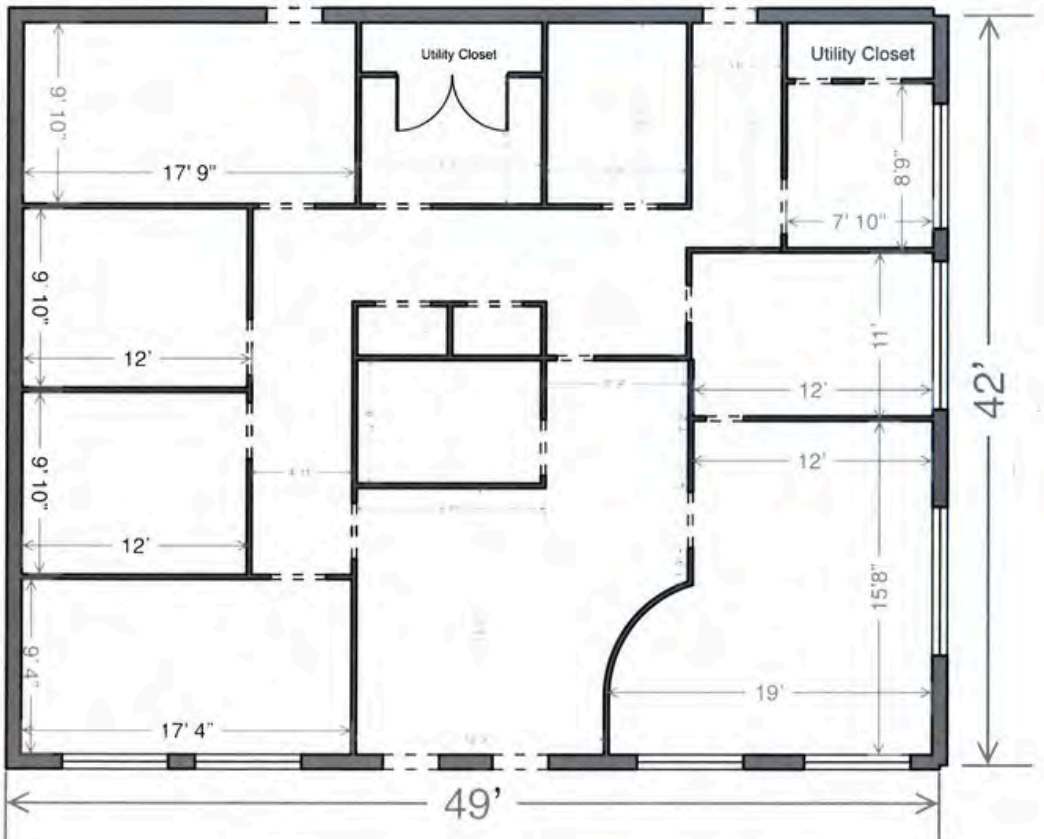


## 2,168 SF OFFICE/RETAIL SUITE

- Mostly open floor plan
- Private Office
- ADA Restroom
- Storage & Utility Rooms

# FLOOR PLAN - SUITE 3

3908 Maryville Rd., Granite City, IL



## 2,050 SF MEDICAL OFFICE SUITE

- 8 Office/Exam Rooms
- Reception Area
- (2) Utility Closets
- Men's / Women's Restrooms

\*Not to scale

# OFFICE/RETAIL PROPERTY SUMMAR

3908 MARYVILLE RD

**LISTING #** 2281

## LOCATION DETAILS:

Parcel # 22-2-20-09-07-201-035  
County: IL - Madison  
Zoning: C-6

## PROPERTY OVERVIEW:

Building SF: 5,250  
Vacant SF: 5,250  
Usable Sqft: 5,250  
Min Divisible SF: 1,032  
Max Contig SF: 5,250  
Office SF: 5,250  
Retail SF: 3,200  
Signage: Yes  
Lot Size: 0.58 Acres  
Frontage: 200  
Depth: 126  
Parking Spaces: 20  
Parking Surface Type: Asphalt

## STRUCTURAL DATA:

Year Built: 2003  
Building Class: B



## LEASE INFORMATION:

Lease Rate: \$11.00 / SF  
Lease Type: NNN  
NNN Expenses: \$3.50

## FINANCIAL INFORMATION:

Taxes: \$10,853  
Tax Year: 2023

## DEMOGRAPHICS:

Traffic Count: 8000

## PROPERTY DESCRIPTION:

Office/Retail Building with approximately 124' of store frontage. The space features a mostly open floor plan that is easily adaptable for multiple uses.  
Suite 1: 1,032 SF Office/Retail Suite  
Suite 2: 2,168 SF Office/Retail Suite  
Suite 3: 2,050 SF Medical Office Suite