

FOR LEASE

3701-3717 Nameoki Rd.
Granite City, IL 62040

Pontoon Rd



Apple Tree Family Restaurant



Little Caesars

L&C Hairshop

Suite 3717-D Suite 3717-C Suite 3717-B



Murdock's Taekwondo

Suite 3701-DD



Ellsworth CHIROPRACTIC

PANDEMIC TATTOO

entrance for suite 3701-I

Resale Shop

Suite 3701-I



elitestaffing
The NEW way to work



CAR

LEASE SPACE - TRI MOR CENTER

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 BARBERMURPHY.COM

John L. Eichenlaub

Broker Associate

Cell: (618) 570-8344

johne@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP - PROPERTY DESCRIPTION & LOCATION OVERVIEW

3701-3717 Nameoki Rd., Granite City



PROPERTY DESCRIPTION

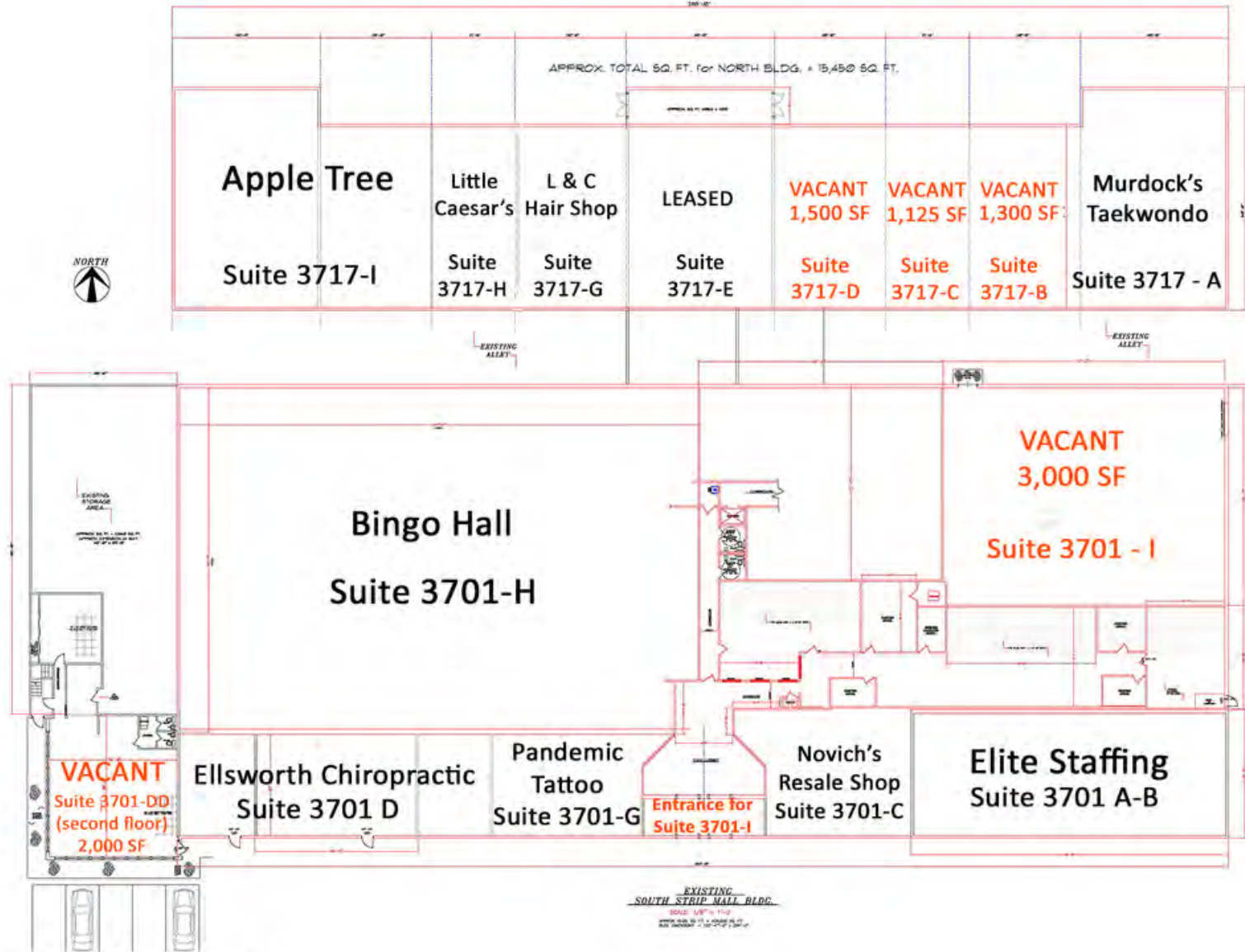
Retail strip center located off Nameoki Road. Several bays available. Current tenants include Little Caesars Pizza, Apple Tree Restaurant, Pandemic Ink, Elite Staffing, Ellsworth Chiropractic and more. Aggressive Lease Rates, No CAM charges.

LOCATION OVERVIEW

Tri Mor Center is located on Nameoki Rd in Granite City. This is the major retail thoroughfare with high traffic counts.

FLOOR PLAN

3701-3717 Nameoki Rd., Granite City



C:\DWG\ROSS-STRIP-MALL.dwg, 12/6/2019 1:51:11 PM, DWG To PDF.pc3

AVAILABLE SPACES

3701-3717 Nameoki Rd., Granite City



Available Spaces

| Space | Size | Rate | Space Use | Highlights |
|---------|-------|-----------|---------------|---|
| 3701-DD | 2,000 | \$10 / SF | Office/Retail | Recent Upgrades made to the center in 2020. |
| 3701-I | 3,000 | \$10 / SF | Office/Retail | |
| 3717-B | 1,300 | \$10 / SF | Office/Retail | Nearby Places |
| 3717-C | 1,125 | \$10 / SF | Office/Retail | ACE Hardware, Dollar Tree, Ruler Foods, Family Dollar, CVS, McDonalds, Subway, Pizza Hut, Busey Bank, Walgreens, O'Reilly Auto Parts, DQ, KFC, US Bank and many more. |
| 3717-D | 1,500 | \$10 / SF | Office/Retail | |
| 3717-E | 2,400 | LEASED | Office/Retail | |

OFFICE/RETAIL PROPERTY INFO

3701-3717 Nameoki Rd., Granite City

LISTING # 2797

SQUARE FOOT INFO

Building SF: 68,480 SF
Direct Lease: 8,925
Min Divisible: 1,125 SF
Max Contiguous: 3,000 SF

PROPERTY INFO

APN: 22-1-20-08-06-101-023/026
County: IL - Madison
Zoning: C5 - Hwy Commercial
Parking: 120 Spaces / Asphalt
Traffic Count: 15,000

STRUCTURAL DATA

Year Built: 1959
Rehab Year: 2020
Building Class: C
Floors: 1
Signage: On Building
Construction Type: Brick
Min-Max Clearance: 10'

LAND MEASUREMENTS

Lot Size: 3.0 Acres
Dimensions: 125'x500'



LEASE INFO

Lease Rate: \$10.00/SF
Lease Type: Gross