

FOR LEASE

3701-3717 Nameoki Rd.
Granite City, IL 62040



TRI MOR CENTER - 4 OFFICE/RETAIL SPACES AVAILABLE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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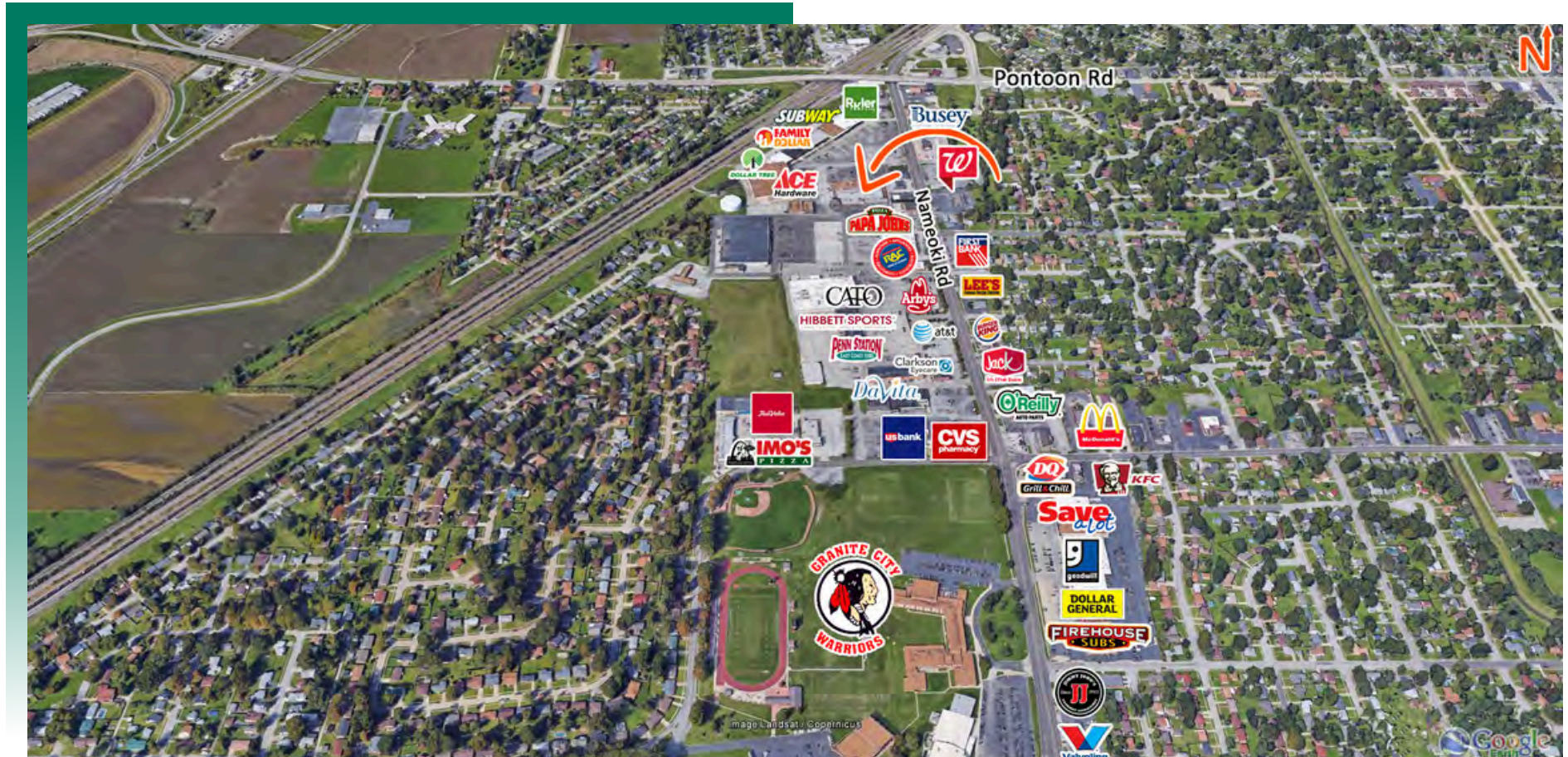
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP - PROPERTY DESCRIPTION & LOCATION OVERVIEW

3701-3717 Nameoki Rd., Granite City



PROPERTY DESCRIPTION

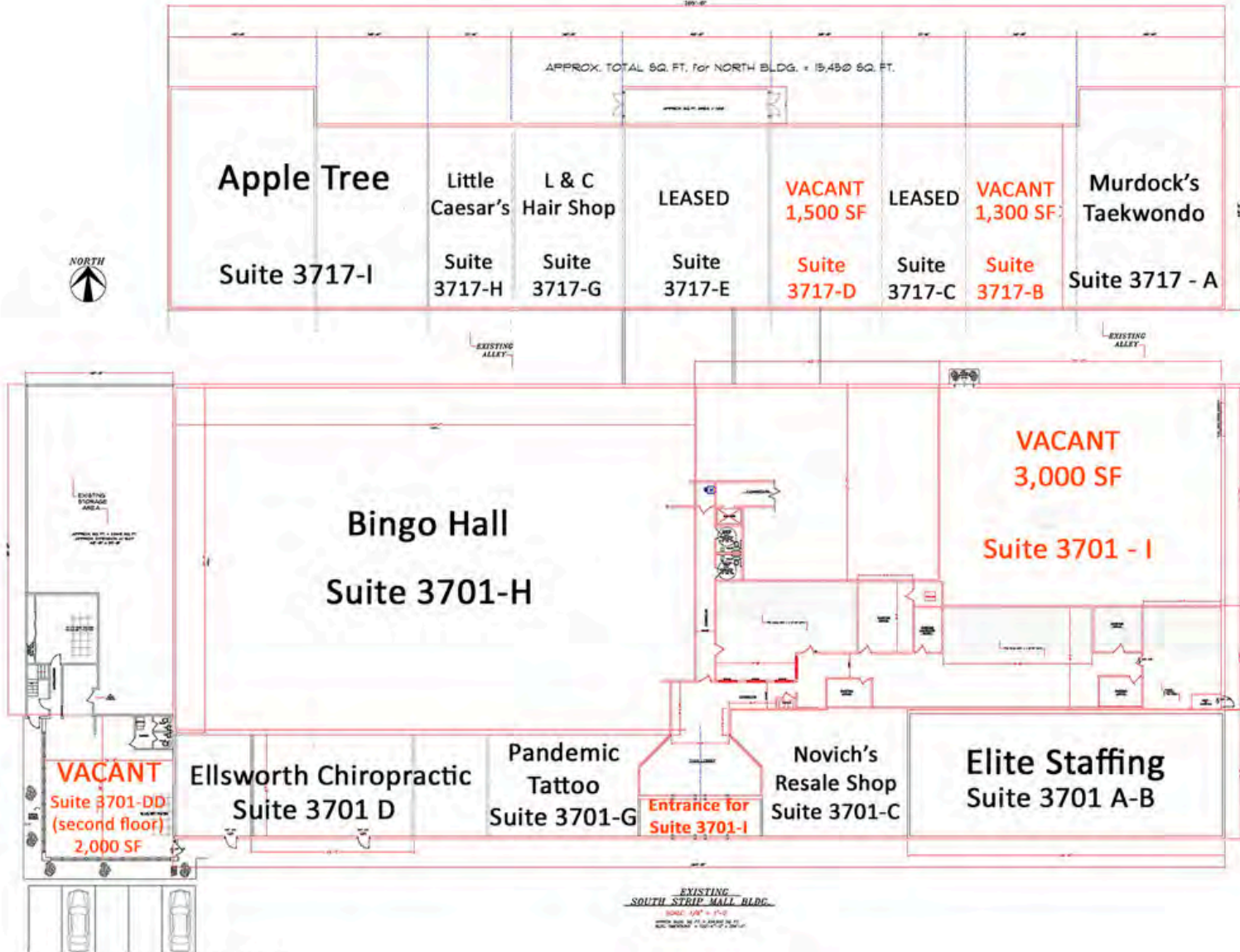
Retail center located off Nameoki Road. Several bays available. Current tenants include Little Caesars Pizza, Apple Tree Restaurant, Pandemic Ink, Elite Staffing, Ellsworth Chiropractic and more. Aggressive Lease Rates, No CAM charges.

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



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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 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-C	1,125	LEASED	Office/Retail	
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: 7,800 SF
Min Divisible: 1,300 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