



Nameoki Plaza

Office/Retail Space for Lease

3661-3671 Nameoki Rd., Granite City, IL 62040

- 2,814 SF Retail/Office Space for Lease
- Situated off Nameoki Rd with 17,000 ADT
- Located in Nameoki Plaza in a heavy retail corridor
- Large Asphalt lot with 223 parking spaces

LEASE RATE: 1,800/Month + CAM \$3.00 psf

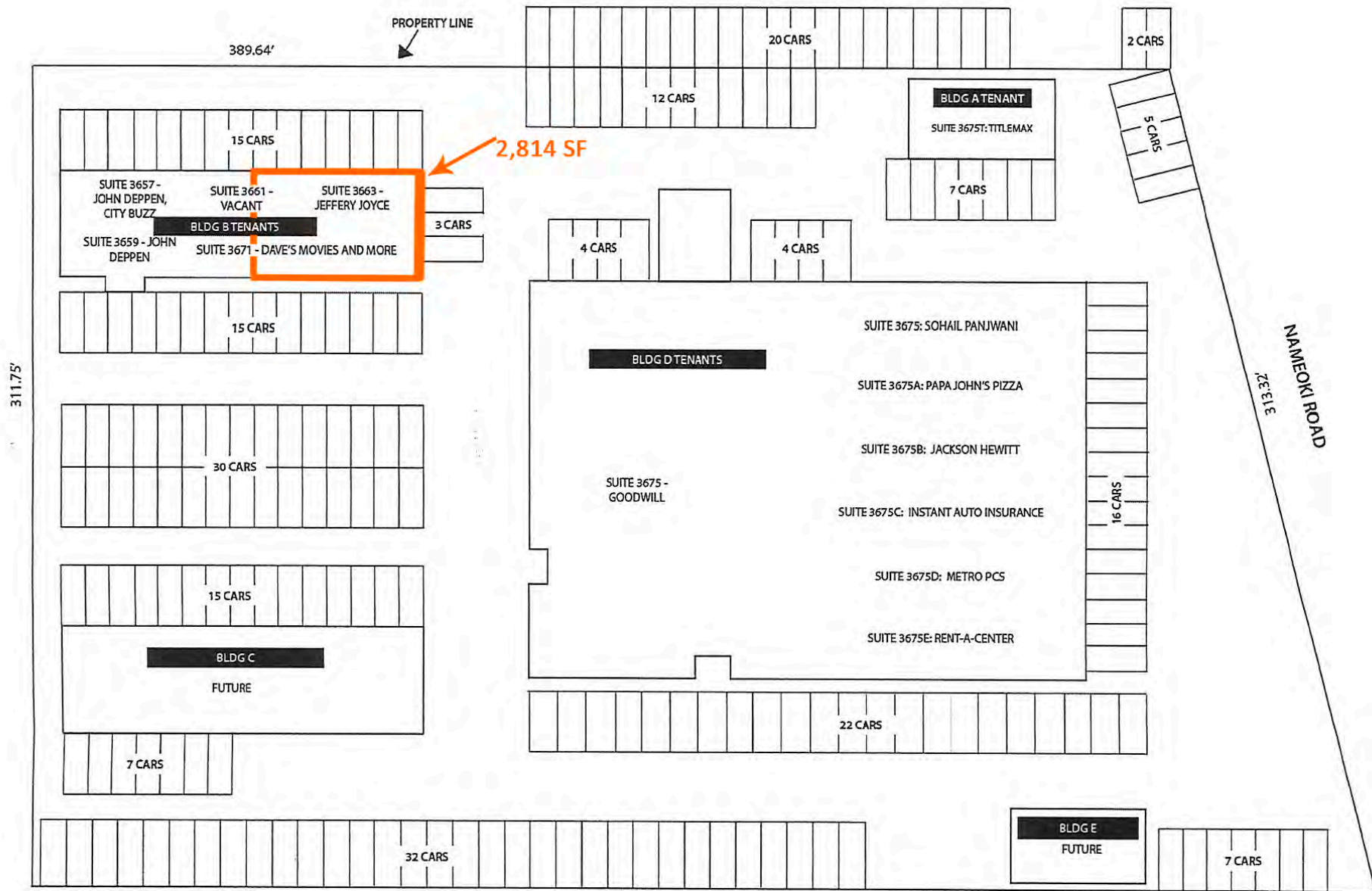
BARBERMURPHY

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SITE PLAN ↑
SCALE 1" = 20'-0"
PARKING 222 CARS

423.0'

3675 NAMEOKI ROAD, GRANITE CITY, ILL.

Listing No: 2560

Retail

Office/Retail

Nameoki Plaza
3661-3671 Nameoki Road
Granite City, IL 62040

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$7.68
Lease Type: Modified Gross
Net Charges:
CAM Charges: \$3.00
Lease Term:

Leasing Comments:

Comments

2814 sf Retail/Office Bay available for Lease. The spaces are located in the Nameoki Plaza Strip Center off Nameoki Rd with 19,600 ADT. Large Common Area Parking.

Total SF Available: 2,814 SF
Min Divisible SF: 2,814 SF

SQUARE FOOT INFO:

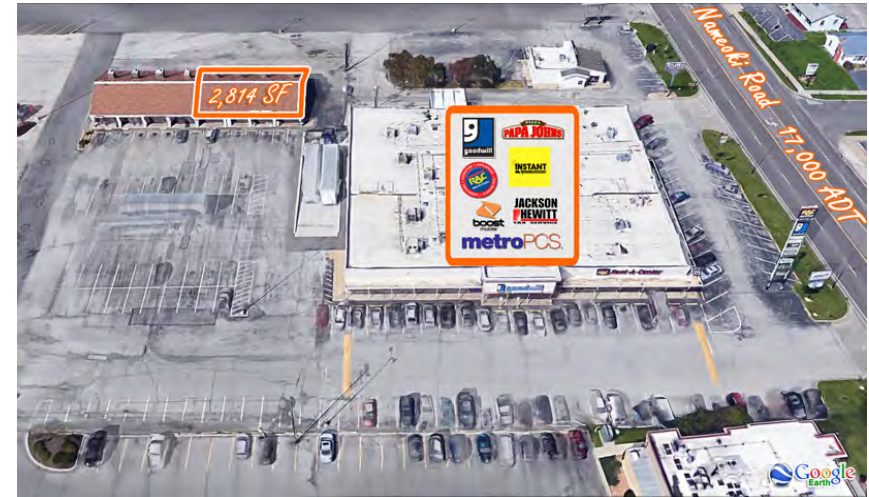
Building Total: 32,842 SF
Total Available: 2,814 SF
Direct Lease: 2,814 SF
Sublease: 0 SF
Office: 2,814 SF
Retail: 2,814 SF
Min Divisible: 2,814 SF
Max Contiguous: 2,814 SF

LAND MEASUREMENTS:

Acres: 2.51
Frontage:
Depth:

PROPERTY INFORMATION:

Parcel No:	22-1-20-08-10-101-009	TIF:	No	Parking:	223
County:	Madison	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	C-5	Survey:	No	Traffic Count:	17,500
Zoning By:	Granite City	Environmental:	No	Property Tax:	
Complex:	Nameoki Plaza	Archaeological:	No	Tax Year:	
Prior Use:	Retail				



STRUCTURAL DATA:

Year Built:	1965	Clearance Min:	8	Exterior:	Concrete Block
Rehab Year:	2013	Clearance Max:	8	Bay Spacing:	
Floors:	1	Floor Drains:		Sprinklers:	
Class:	C				

Listing Broker(s)

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