

FOR
SALE

0.69 ACRES AT LIGHTED INTERSECTION

1511-1513 Johnson Rd., Granite City, IL 62040



BARBERMURPHY

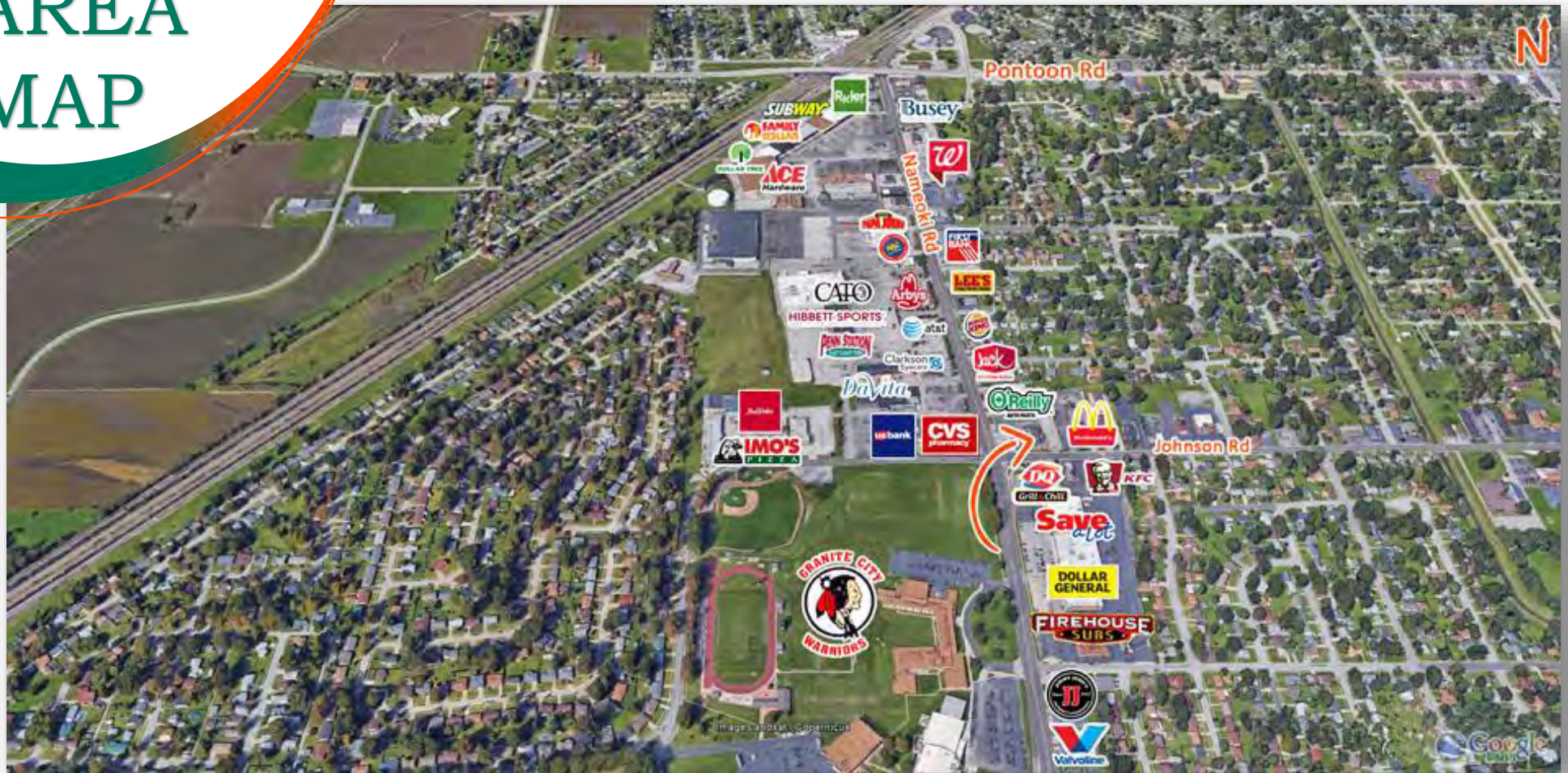
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

John L. Eichenlaub
C: 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 SUMMARY

- 0.69 Acres with all utilities available
- Located at the lighted intersection of Johnson Rd. and Nameoki Rd.
- Neighboring business include: McDonalds, Popeye's Chicken, DQ Chill & Grill and more.
- Situated in a heavy retail area

SALE PRICE: \$599,000

Listing No: 2573

Total Acres Available: 0.69
Min Divisible Acres: 0.69

Land

LAND MEASUREMENTS:

Acres: 0.69
Frontage: 195 FT
Depth: 296 FT
Subdivide Site: No

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TRANSPORTATION :

Interstate: I-270 & I-255
Rail: No
Barge: No
Airport:

SALE INFORMATION:

For Sale: Yes
Sale Price: \$599,000
Sale Price/Acre:
Sale Price/SF:



LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

PROPERTY INFORMATION:

Parcel No: 22-1-20-08-15-401-005.002	TIF:	Property Tax: \$2,827.00
County: Madison	Enterprise Zone: No	Tax Year: 2021
Zoning: C-5	Survey: No	Traffic Count: 15,300 (Nameoki) 7,550 (Johnson)
Zoning By: Granite City	Environmental: No	Topography: Flat
Complex:	Archaeological: No	

Comments

Located at the lighted intersection of Nameoki Rd. and Johnson Rd. (2) Parcels with cross parking/access easement behind Popeyes Chicken. Surrounded by McDonalds, Popeyes Fried Chicken, and other quick serve restaurants. This is a heavy retail area. Owner may consider land lease also.

UTILITY INFORMATION

Water Provider: IL. American	Service:	Location: On Site
Sewer Provider: Granite City Sewer	Service:	Location: On Site
Gas Provider: Ameren	Service:	Location: On Site
Electric Provider: Ameren	Service:	Location: On Site
Telecom Provider:	Service:	Location:

Listing Broker(s)

John L. Eichenlaub
 Office: (618) 277-4400
 johnl@barbermurphy.com
 Cell: (618) 570-8344

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