

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM John L. Eichenlaub Managing Broker 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

3675 Namaoki Rd., Granite City, IL 62040



LOCATION OVERVIEW

A busy retail area with a steady flow of customers. This prime location attracts diverse foot traffic, creating a vibrant atmosphere where shoppers engage in various activities. It is a key hub for commerce, with many stores thriving from the constant influx of patrons.

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2013



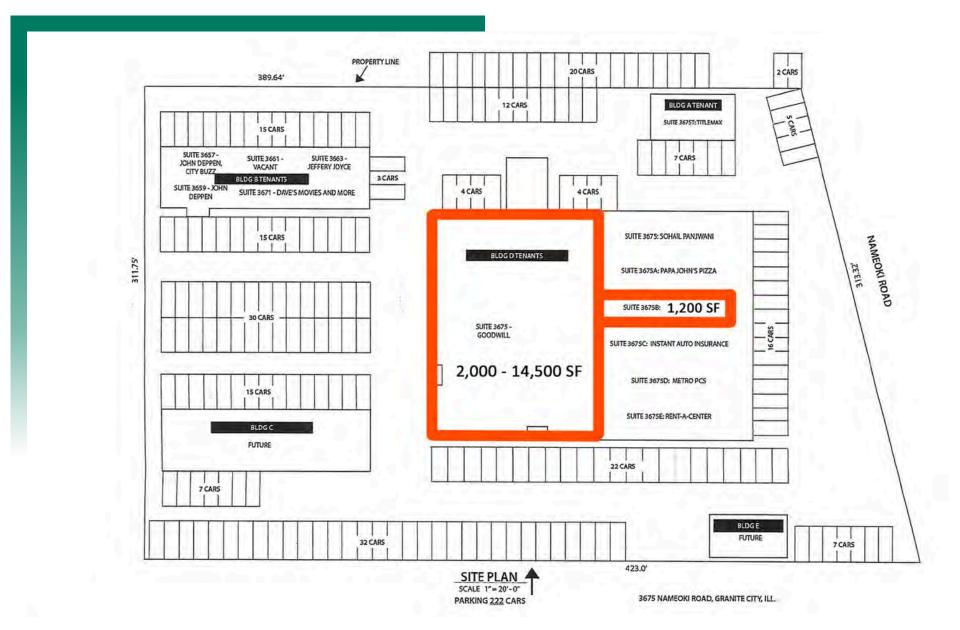
14,200 TRAFFIC COUNT



10' CLEAR HEIGHT

FLOOR PLAN

3675 Namaoki Rd., Granite City, IL 62040



OFFICE/RETAIL PROPERTY SUMMARY

3675 NAMEOKI ROAD

LISTING #	2674	the states	
LOCATION DETAILS:		harrison V	y al
Parcel #:	22-1-20-08-10-101-006		
County:	Madison	and the second s	
Zoning:	C-5 - Granite city	and an and a second	NECOST
PROPERTY OVERVIEW:			si. 1
Building SF:	25,696		a anna line
Vacant SF:	15,500	111111111111111111111111111111111111111	ginand
Usable Sqft:	15,500		
Min Divisible SF:	1,200	The second second	Section 3
Max Contig SF:	14,500		
Office SF:	15,500		y rent
Retail SF:	15,500		/
Signage:	Building, Marquee	1 13: EV 9 . OV	¥///
Lot Size:	1.41 Acres		
Frontage:	-	SALE/LEASE INFORMATION:	
Depth:	-		610.0
Parking Spaces:	-	Lease Rate:	\$10.0
Parking Surface Type:	Asphalt	Lease Type:	NNN
STRUCTURAL DATA:			
Year Built:	1965	NNN Expenses:	\$3.30
Yr Renovated:	2013		
Building Class:	-	DEMOGRAPHICS:	
Ceilings:	10'		
Construction Type:	-	Traffic Count:	14,20
TAX INCENTIVE ZONES	:	PROPERTY DESCRIPTION:	
TIF District:	No	1,200-15,500 sf available. retail pla	aza on Na
Enterprise Zone:	No	a heavy retail area.	
Opportunity Zone:	No		



s:	-	Lease Rate:	\$10.00 - \$15.00
е Туре:	Asphalt	Lease Type:	NNN
L DATA:			
	1965	NNN Expenses:	\$3.30
	2013		
:	-	DEMOGRAPHICS:	
	10'	T (() 0 1	14000
уре:	-	Traffic Count:	14,200
IVE ZONES:		PROPERTY DESCRIPTION:	
e:	No No	1,200-15,500 sf available. retail plaza on Nameoki rd, High visibility, High traffic. located in a heavy retail area.	

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JOHN EICHENLAUB

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