

# FOR LEASE

3675 Nameoki Rd.,  
Granite City, IL 62040

1,200 SF  
Available



OFFICE/RETAIL SPACE FOR LEASE

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

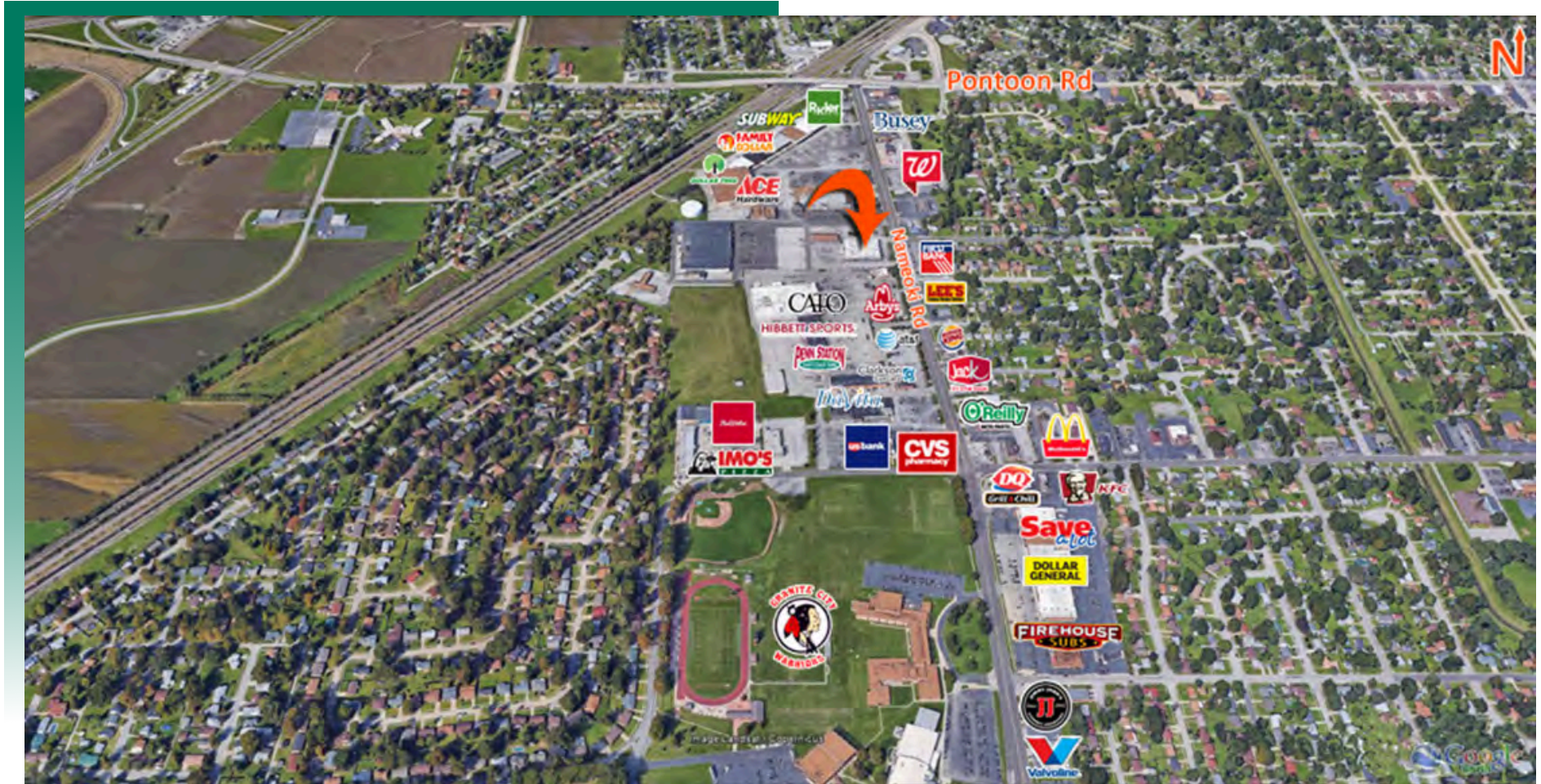
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# AREA MAP

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.



BUILDING MARQUEE  
SIGNAGE



14,200  
TRAFFIC COUNT



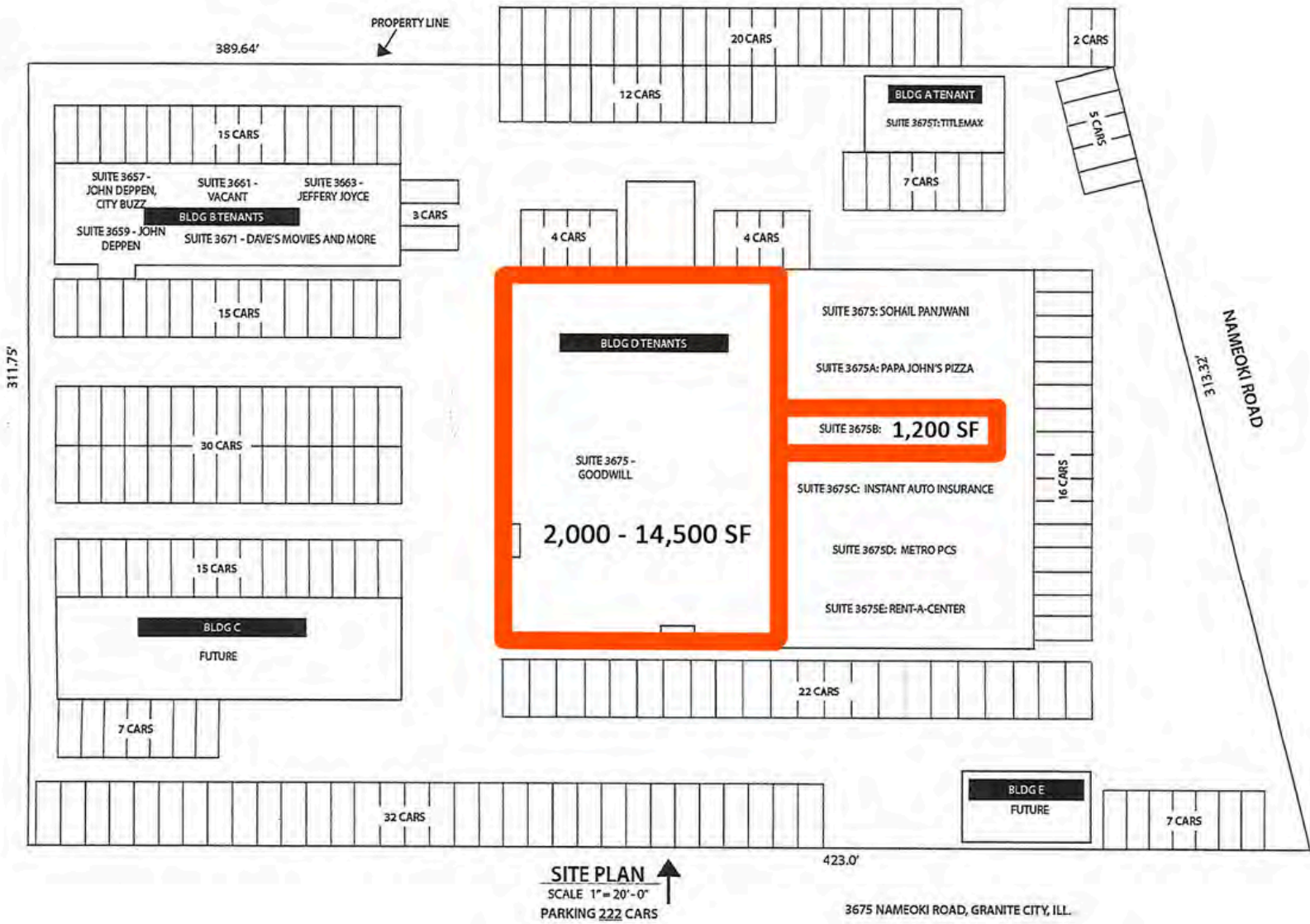
REHAB YEAR  
2013



10'  
CLEAR HEIGHT

# FLOOR PLAN

3675 Namaoki Rd., Granite City, IL 62040



\*Not to scale



# OFFICE/RETAIL PROPERTY SUMMARY

3675 NAMEOKI ROAD

**LISTING #** 2674

## LOCATION DETAILS:

**Parcel #:** 22-1-20-08-10-101-006  
**County:** Madison  
**Zoning:** C-5 - Granite city

## PROPERTY OVERVIEW:

**Building SF:** 25,696  
**Vacant SF:** 15,500  
**Usable Sqft:** 15,500  
**Min Divisible SF:** 1,200  
**Max Contig SF:** 14,500  
**Office SF:** 15,500  
**Retail SF:** 15,500  
**Signage:** Building, Marquee  
**Lot Size:** 1.41 Acres  
**Frontage:** -  
**Depth:** -  
**Parking Spaces:** -  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 1965  
**Yr Renovated:** 2013  
**Building Class:** -  
**Ceilings:** 10'  
**Construction Type:** -

## TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** No



## SALE/LEASE INFORMATION:

**Lease Rate:** \$10.00 - \$15.00  
**Lease Type:** NNN  
**NNN Expenses:** \$3.30

## DEMOGRAPHICS:

**Traffic Count:** 14,200

## PROPERTY DESCRIPTION:

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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