

**SUITE A**



**1,200 SF RETAIL SPACE AVAILABLE**

**SUITE G**



**3,500 - 14,500 CONTIGUOUS SF AVAILABLE**

# FOR SALE & LEASE

3675 Nameoki Rd., Granite City, IL

## NAMEOKI PLAZA

<b>LEASE RATES:</b>	<b>REDUCED</b>
SUITE A: \$16/SF, NNN	<b>SALE PRICE:</b>
SUITE G: \$10-\$13/SF, NNN	\$2,500,000



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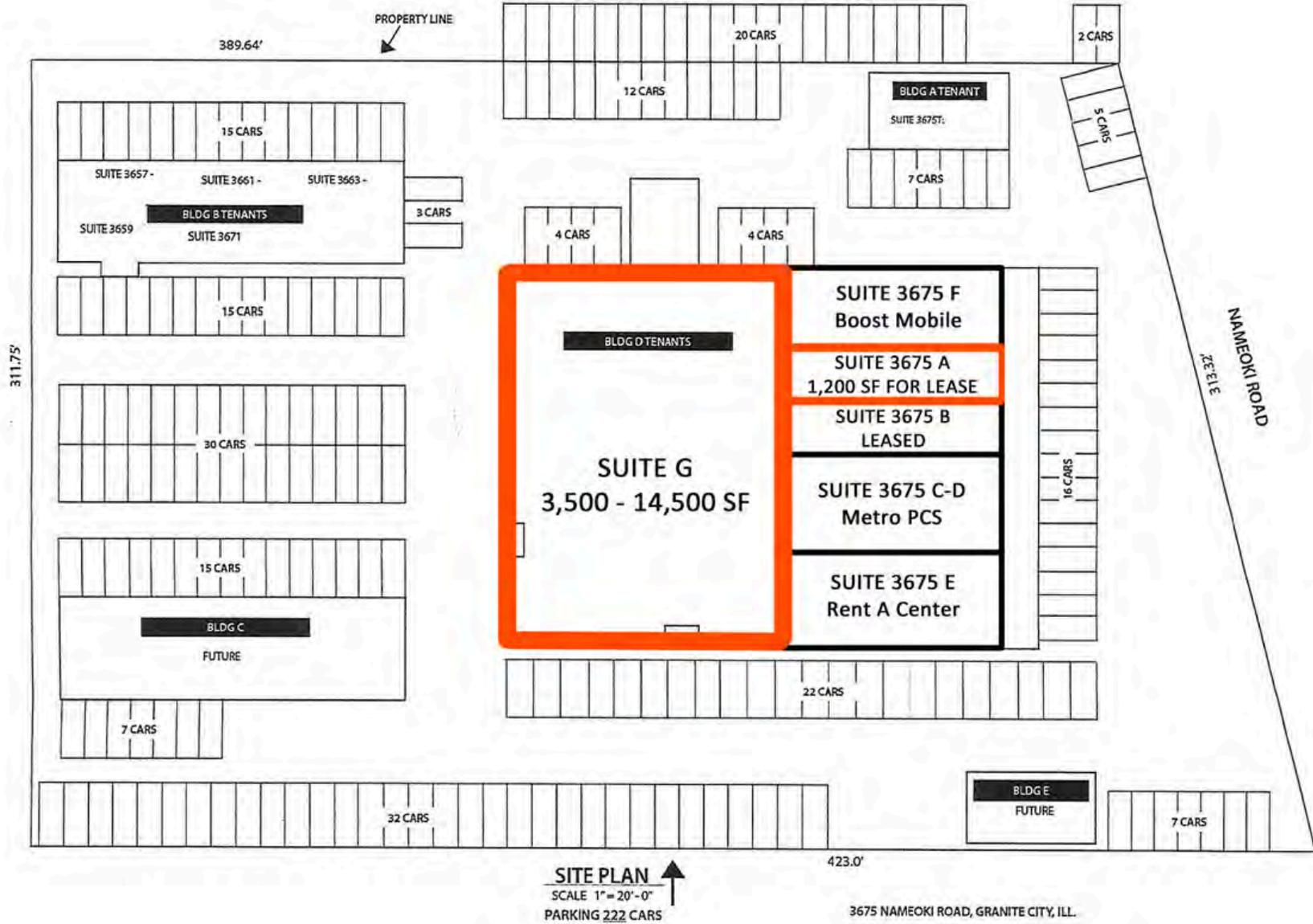
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

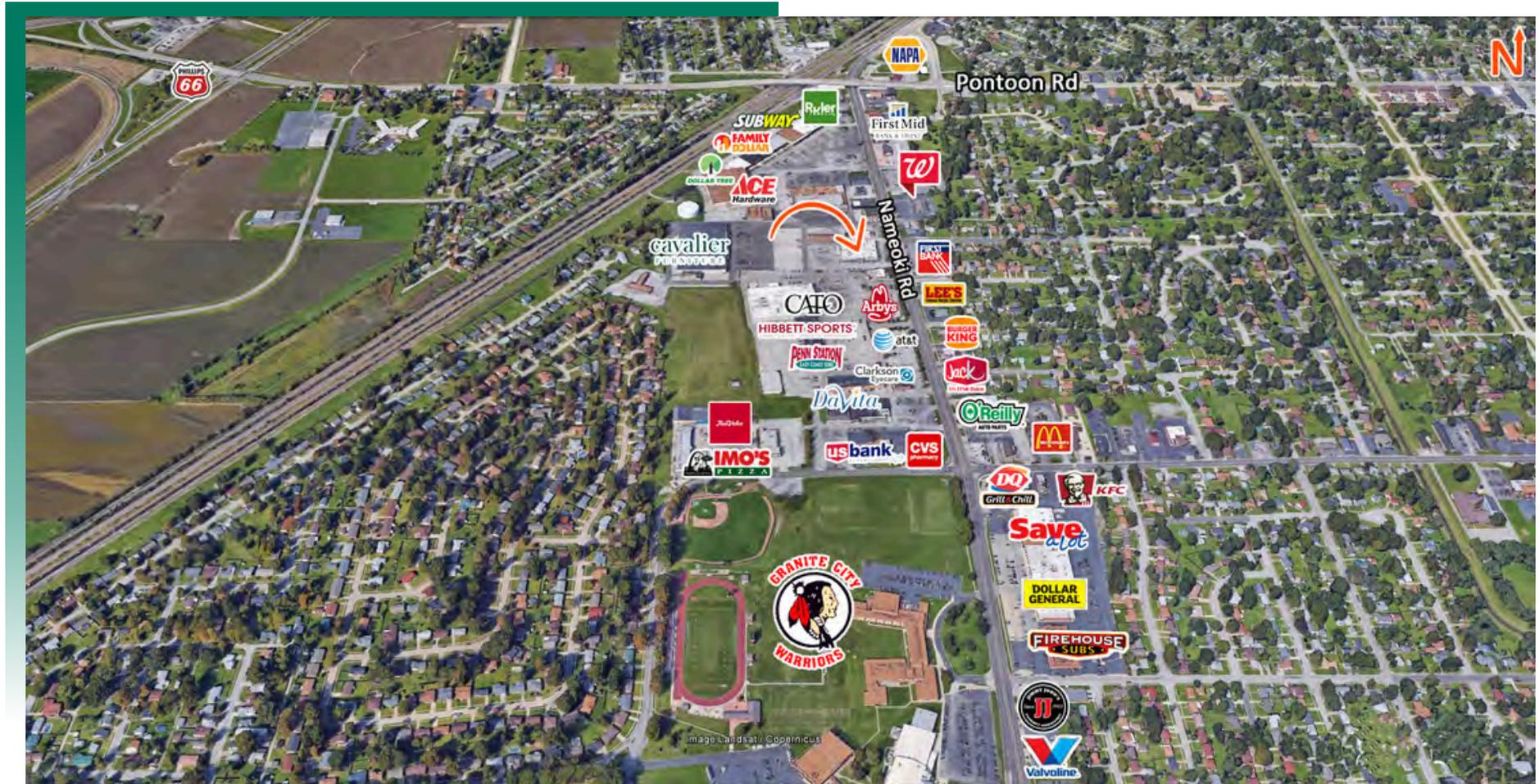
# SITE PLAN

3675 Nameoki Rd., Granite City, IL



# AREA MAP

3675 Nameoki Rd., Granite City, IL



## LOCATION OVERVIEW

Center is located in a heavy retail area adjacent Nameoki Commons with high traffic counts. Surrounding retailers in the area include Ollies Bargain Outlet, Dollar Tree, Applebee's, Arby's, Hibbitt Sports, and many more.

# OFFICE/RETAIL PROPERTY SUMMARY

3675 NAMEOKI PLAZA

**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:** 15,700  
**Usable Sqft:** 15,700  
**Min Divisible SF:** 1,200  
**Max Contig SF:** 14,500  
**Office SF:** 15,700  
**Retail SF:** 15,700  
**Signage:** Building,Marquee  
**Lot Size:** 1.41 Acres  
**Frontage:** 229  
**Depth:** 423  
**Parking Spaces:** 60  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 1965  
**Yr Renovated:** 2025  
**Ceilings:** 10' - 12'

## TAX INCENTIVE ZONES:

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



## SALE INFORMATION:

**REDUCED Sale Price:** \$2,500,000  
**Price / SF:** \$97.29  
**Lease Rate:** \$10.00 - \$16.00  
**Lease Type:** NNN

## FINANCIAL INFORMATION:

**Taxes:** \$33,463.00  
**Tax Year:** 2024

## DEMOGRAPHICS:

**Traffic Count:** 14,200

## PROPERTY DESCRIPTION:

Investment property for sale or space for lease. Retail Space Available in Nameoki Plaza Suite G: 3,500 - 14,500 SF contiguous space. Previously home to Goodwill, offers an excellent layout for anchor tenants or multi-use concepts. Suite A: 1,200 SF bay fronting Nameoki Road—formerly occupied by Papa John's. Recent renovations completed. Parking lot sealed and refreshed in mid-2025. Current tenants include Rent-A-Center, MetroPCS, Boost Mobile, and a future Tax Service.

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