

SUITES A & B



1,000 SF - 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

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



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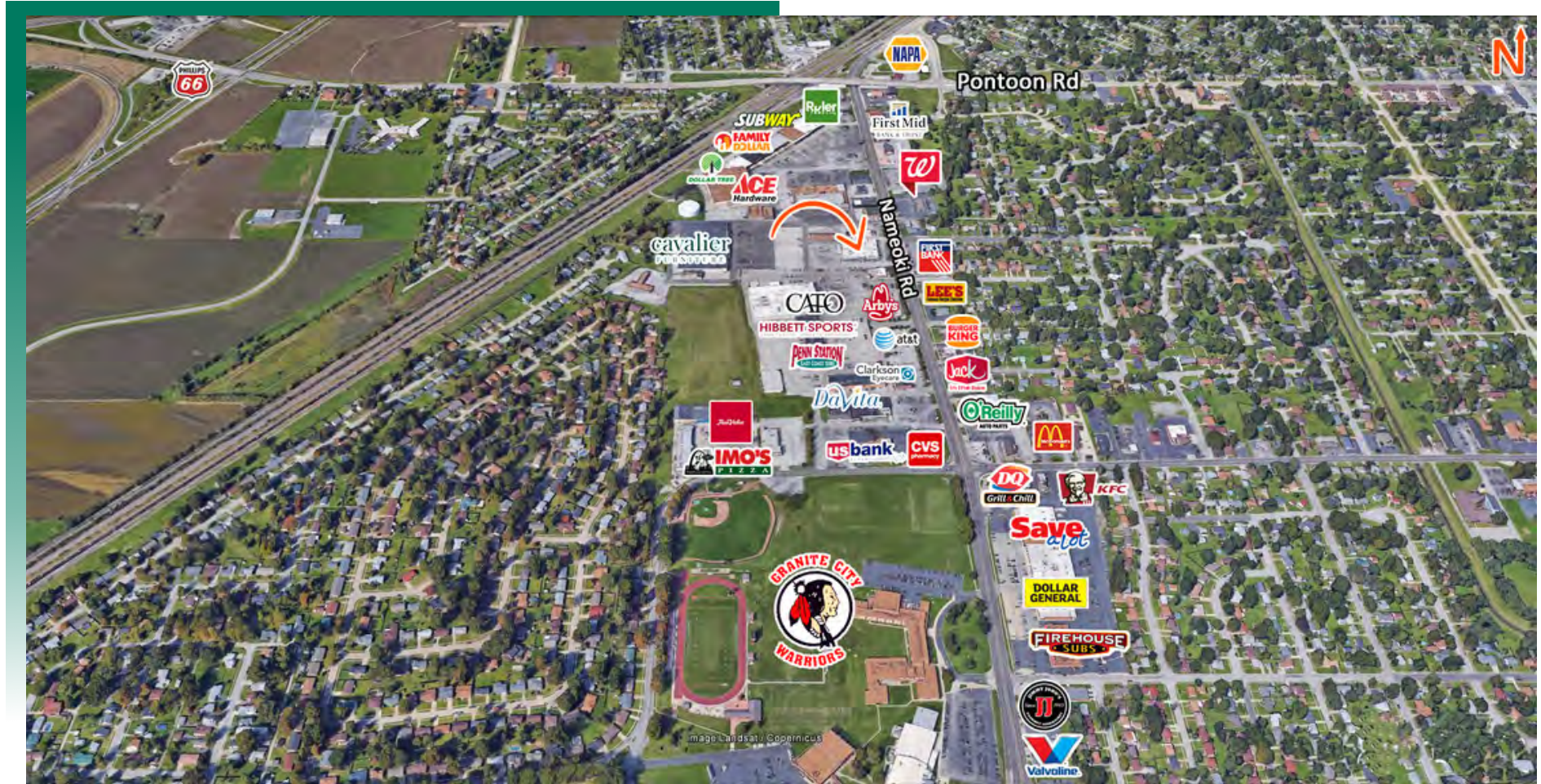
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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



AREA MAP

3675 Nameoki Rd., Granite City, IL

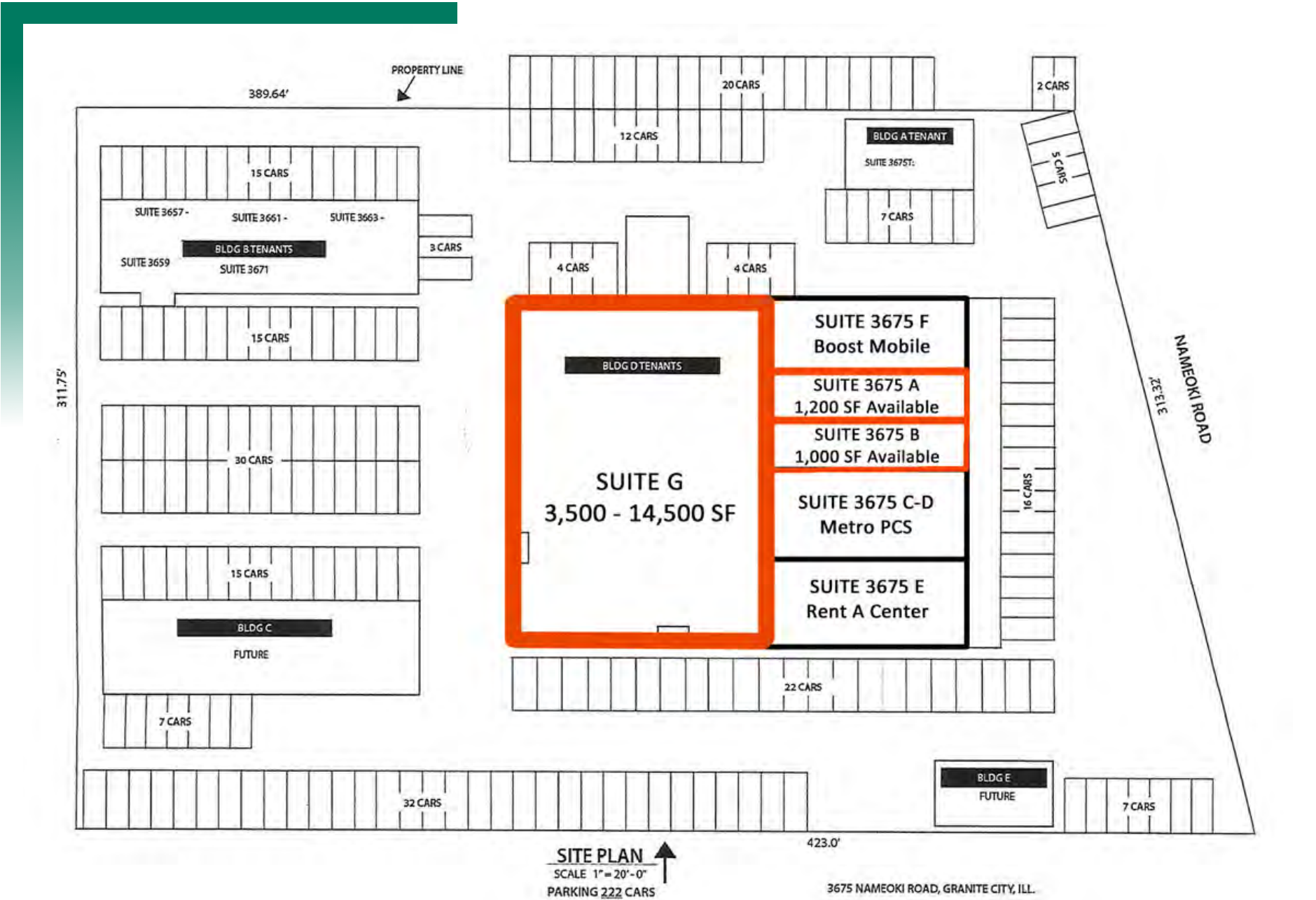


LOCATION OVERVIEW

Located in a high-visibility, high-traffic retail hub next to Nameoki Commons, the center benefits from a strong surrounding tenant mix. Nearby retailers include Ollie's Bargain Outlet, Dollar Tree, Applebee's, Arby's, Hibbett Sports, and many others.

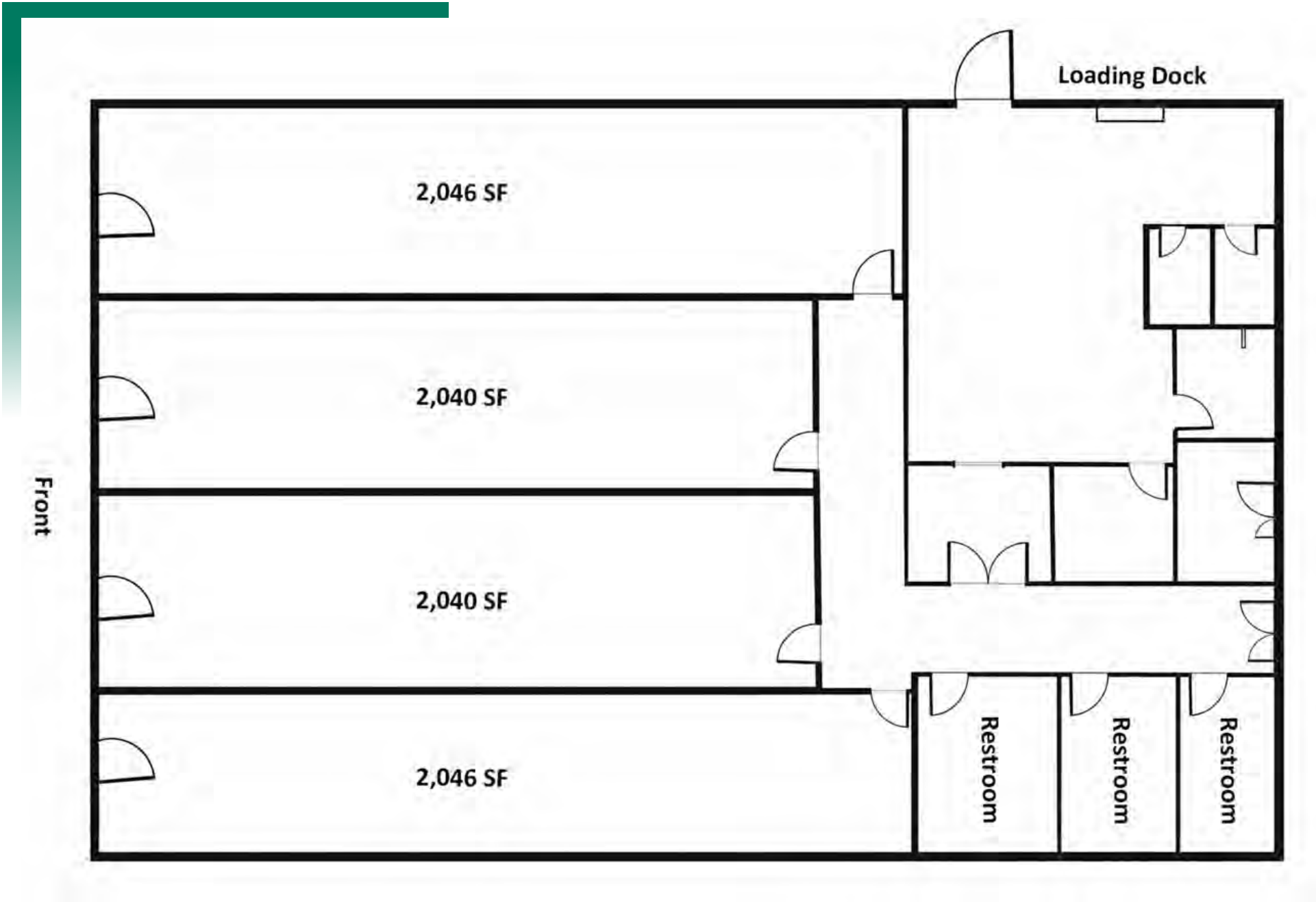
SITE PLAN

3675 Nameoki Rd., Granite City, IL



SUITE G BUILDOUT

3675 Nameoki Rd., Granite City, IL



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: 16,700
Usable Sqft: 16,700
Min Divisible SF: 1,000
Max Contig SF: 14,500
Office SF: 16,700
Retail SF: 16,700
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'

FINANCIAL INFORMATION:

Tax Year: 2024
Taxes: \$33,463.00



SALE INFORMATION:

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

DEMOGRAPHICS:

Traffic Count: 14,200

PROPERTY DESCRIPTION:

Retail & Restaurant Space Available – Nameoki Plaza

Suite G (2,040–14,500 SF)

Highly adaptable contiguous space previously occupied by Goodwill. Excellent footprint for anchor retail, discount concepts, showroom users, or multi-tenant configurations.

Suite A (1,200 SF)

Prime bay on Nameoki Road with full restaurant infrastructure in place—large hood, walk-in cooler, sinks, and counter. Former Papa John's; ideal turnkey opportunity for a food operator.

Suite B (1,000 SF)

Freshly updated suite ready for immediate occupancy.

The property improvements that the center has undergone are recent renovations, and the parking lot was fully sealed and refreshed in mid-2025. The current tenant mix is Rent-A-Center, MetroPCS, and Boost Mobile.

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