

FOR LEASE

2712 Nameoki Rd.
Granite City, IL 62040



2,000 SF COMMERCIAL BUILDING - FINISH TO SUIT

BARBERMURPHY

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

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AREA MAP

2712 Nameoki Rd., Granite City, IL 62040

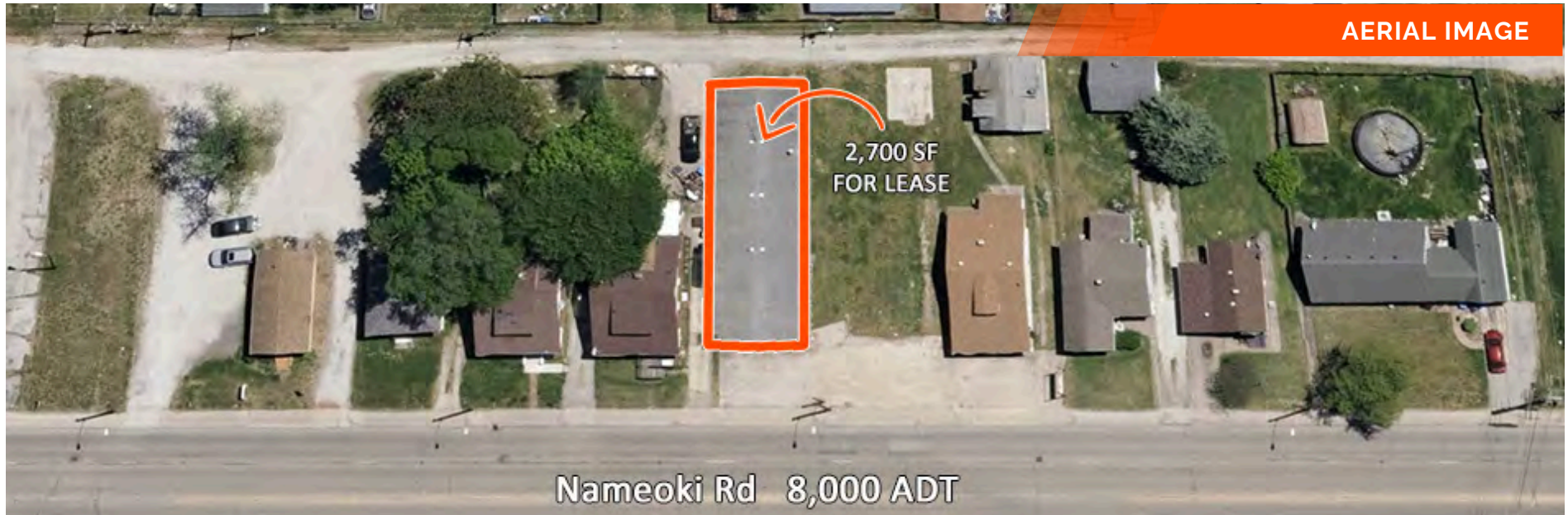


LOCATION OVERVIEW

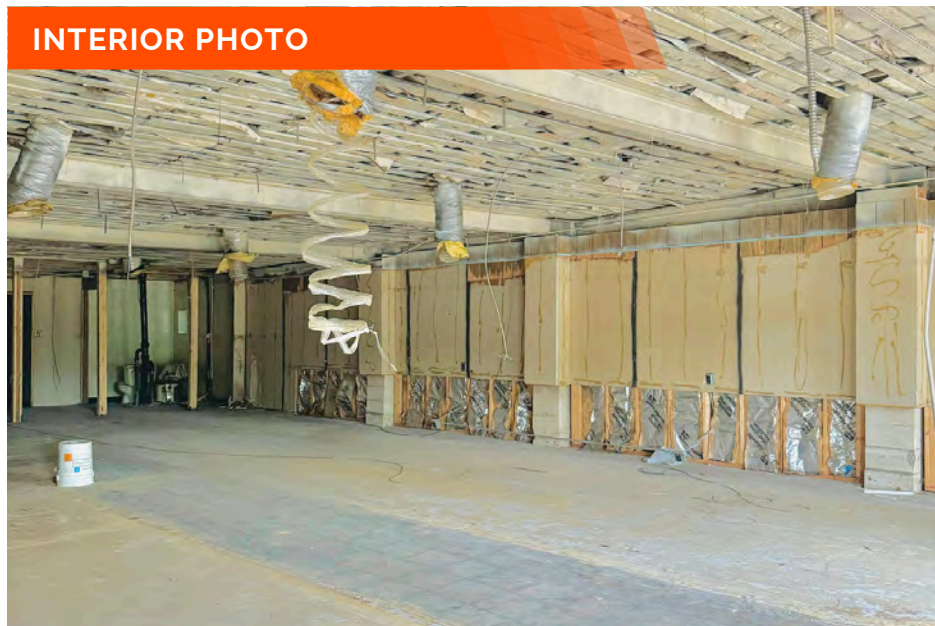
Centrally located on Nameoki Rd., over 8,000 cars pass by this property daily. Nearby businesses include Family Dollar, Billz Cafe, and Schnucks.

PROPERTY PHOTOS

2712 Nameoki Rd., Granite City, IL 62040



AERIAL IMAGE



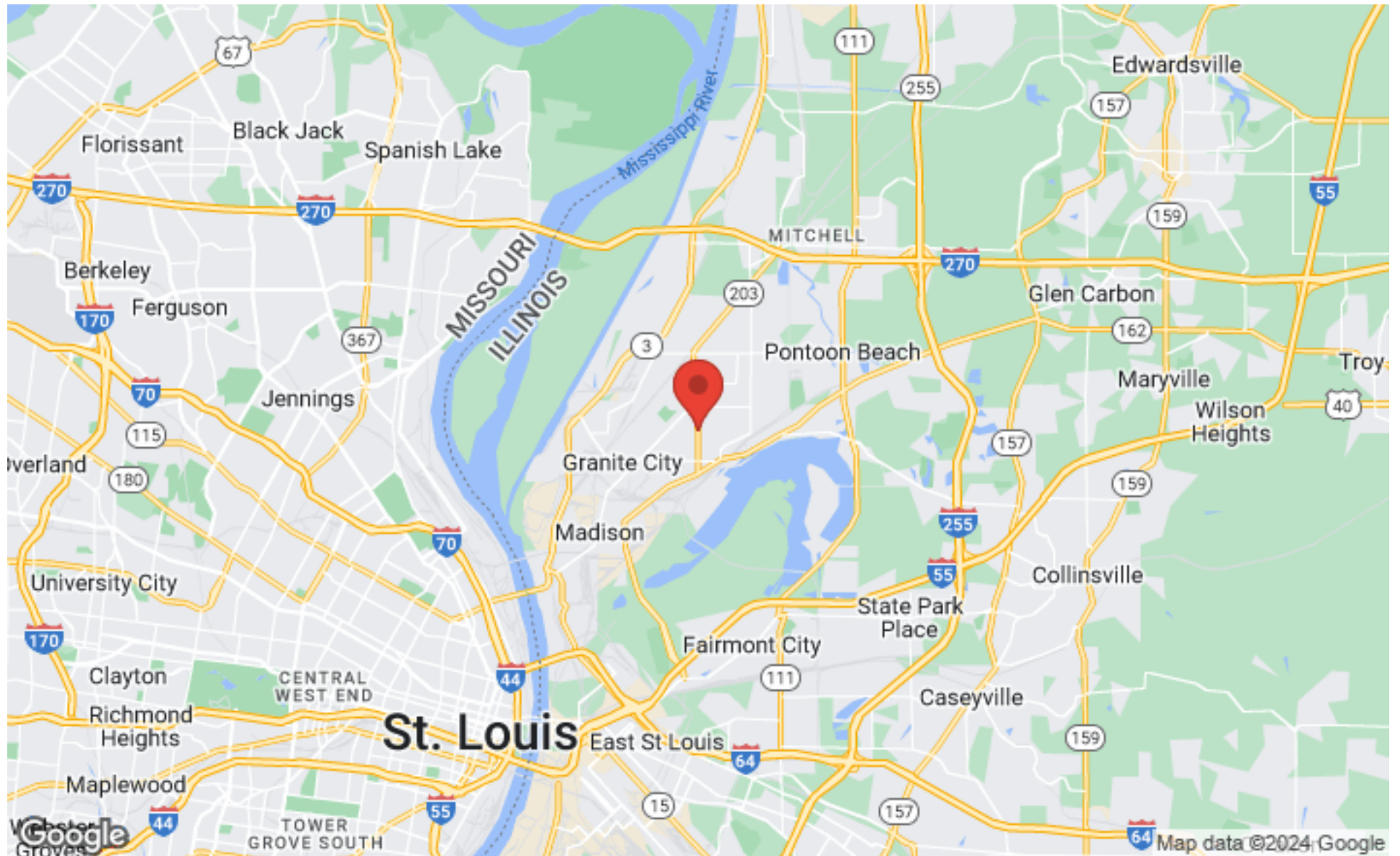
INTERIOR PHOTO



INTERIOR PHOTO

REGIONAL MAP

2712 NAMEOKI ROAD



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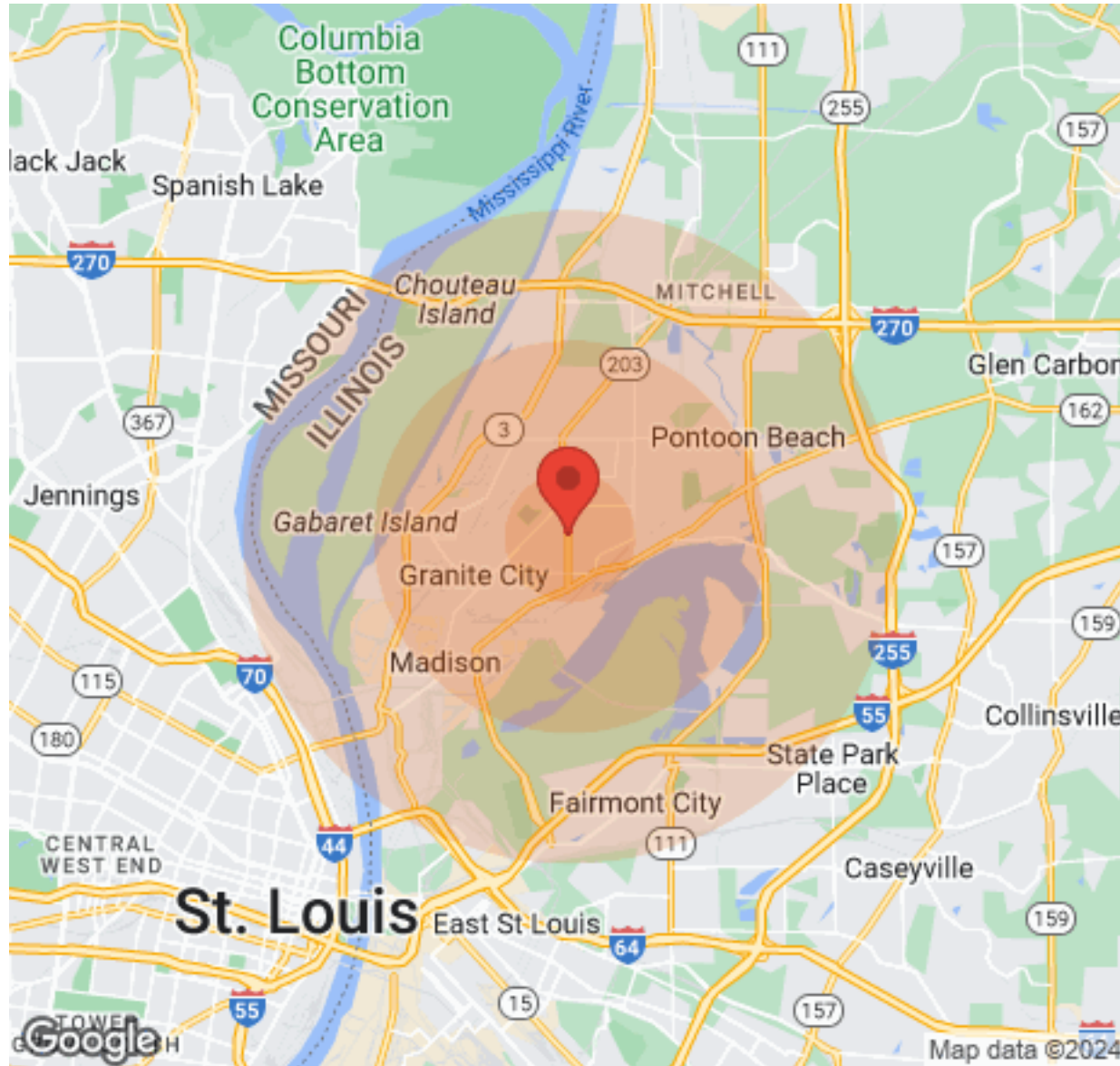
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DEMOGRAPHICS

2712 NAMEOKI ROAD



Population	1 Mile	3 Miles	5 Miles
Male	6,484	18,428	26,124
Female	6,713	19,428	27,700
Total Population	13,197	37,856	53,824

Income	1 Mile	3 Miles	5 Miles
Median	\$37,615	\$38,019	\$36,215
< \$15,000	994	2,609	3,896
\$15,000-\$24,999	867	2,244	3,210
\$25,000-\$34,999	657	1,854	2,586
\$35,000-\$49,999	786	2,346	3,153
\$50,000-\$74,999	1,366	3,388	4,528
\$75,000-\$99,999	487	1,660	2,223
\$100,000-\$149,999	274	989	1,379
\$150,000-\$199,999	33	202	255
> \$200,000	9	106	183

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,044	17,646	24,980
Occupied	5,459	15,827	21,975
Owner Occupied	3,878	11,038	14,829
Renter Occupied	1,581	4,789	7,146
Vacant	585	1,819	3,005

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OFFICE/RETAIL PROPERTY SUMMARY

2712 NAMEOKI ROAD

LISTING # 2929

LOCATION DETAILS:

Parcel #: 22-2-20-17-11-201-022
County: IL - Madison
Zoning: C-5 Highway Commercial

PROPERTY OVERVIEW:

Building SF: 2,700
Vacant SF: 2,700
Usable Sqft: 2,700
Min Divisible SF: 2,700
Max Contig SF: 2,700
Retail SF: 2,700
Parking Spaces: 20
Parking Surface Type: Gravel

STRUCTURAL DATA:

Year Built: 1960
Ceilings: 11'

TAX INCENTIVE ZONES:

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



SALE/LEASE INFORMATION:

Lease Rate: \$10.00/SF
Lease Type: Modified Gross

DEMOGRAPHICS:

Traffic Count: 8,000

PROPERTY DESCRIPTION:

2,700 SF commercial building for lease. Located along busy Nameoki Rd., this property would make a great retail location with a drive-in door and ample parking on the attached lot. The interior has been gutted, providing a clean slate for someone to make their own.