



# FOR SALE -AND- LEASE

2300-2324 Nameoki Rd.  
Granite City, IL 62040



**2.16 ACRE CAR LOT**

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
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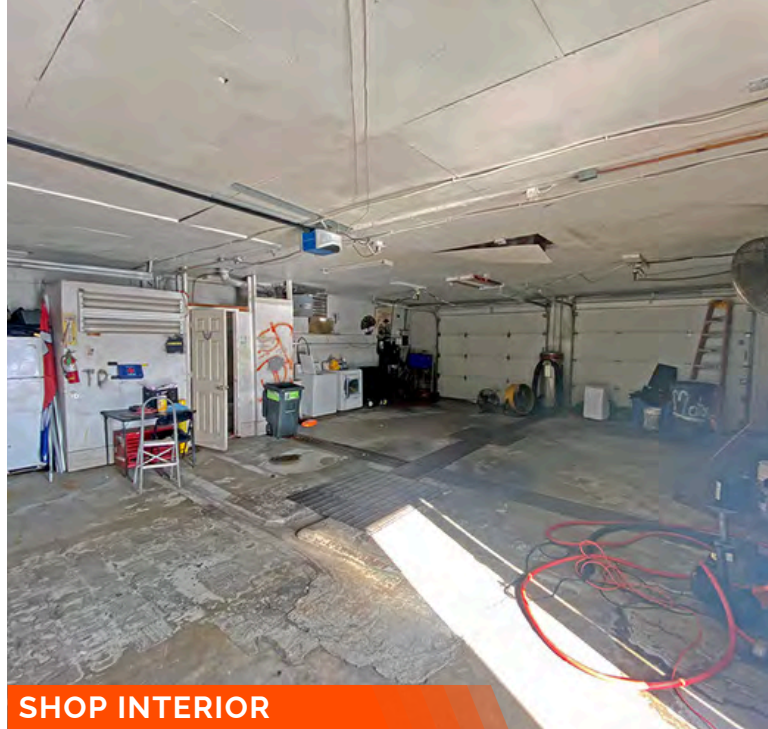


Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.





**MARQUEE SIGNAGE**



**SHOP INTERIOR**

## PROPERTY INFORMATION

2.16 Acre Automobile Lot

1,800 SF Sales Office & Workshop Area with (2) Overhead Doors

1,180 SF detached Shop with Garage Door in front and (2) Overhead doors at the rear of the Bldg.

Digital Marquee Signage

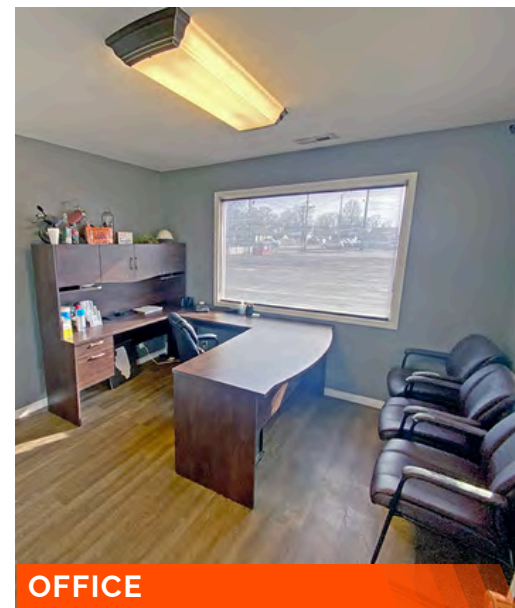
Owner will consider a Bond for Deed



**OFFICE**



**OFFICE**



**OFFICE**

**SALE PRICE:**  
\$350,000

**LEASE RATE:**  
\$3,500/Month, NNN

## PROPERTY HIGHLIGHTS



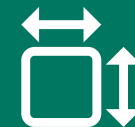
85 PARKING SPACES



MARQUEE SIGNAGE



(4) OVERHEAD DOORS



FRONTAGE: 550'  
DEPTH: 110'

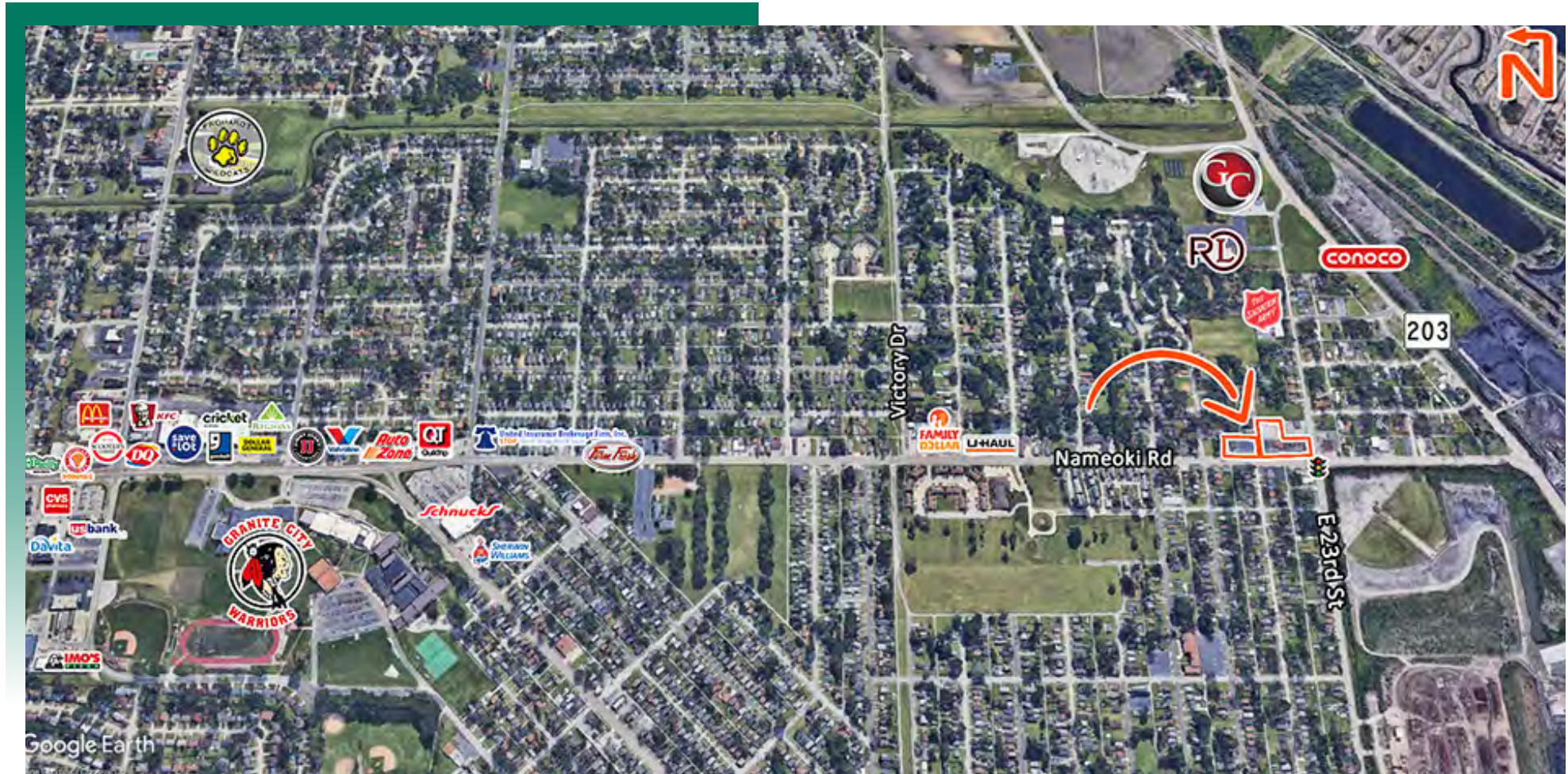


CLEAR MIN: 8'  
CLEAR MAX: 9'



## AREA MAP

2300-2324 Nameoki Rd. Granite City, IL 62040



### LOCATION OVERVIEW

Located at Signalized Corner of Nameoki Rd and E 23rd St. with a 9,200 ADT



# OFFICE/RETAIL PROPERTY SUMMARY

2300-2324 NAMEOKI RD

**LISTING #** 2667

## LOCATION DETAILS:

**Parcel #:** 22-2-20-17-19-402-011, 013, 027 & 028  
**County:** Madison  
**Zoning:** C-5 - City of Granite City

## PROPERTY OVERVIEW:

**Building SF:** 2,980  
**Vacant SF:** 2,980  
**Min Divisible SF:** 2,980  
**Max Contig SF:** 2,980  
**Office SF:** 1,800  
**Retail SF:** 1,800  
**Signage:** Marquee  
**Lot Size:** 2.16 Acres  
**Frontage:** 550  
**Depth:** 110  
**Parking Spaces:** 85  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 1980  
**Building Class:** D  
**Ceilings:** 8' - 9'

## TAX INCENTIVE ZONES:

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



## SALE INFORMATION:

**Sale Price:** \$350,000  
**Price / SF:** \$117.45  
**Lease Rate:** \$14.09  
**Lease Type:** NNN  
**NNN Expenses:** \$3.50

## FINANCIAL INFORMATION:

**Taxes:** \$12,184.00  
**Tax Year:** 2025

## DEMOGRAPHICS:

**Traffic Count:** 9,200

## PROPERTY DESCRIPTION:

2.16 Acre Automobile Lot  
• 1,800 SF Sales Office & Workshop Area with (2) Overhead Doors  
• 1,180 SF detached Shop with Garage Door in front and (2) Overhead doors at the rear of the Bldg.  
• Digital Marquee Signage  
• Owner will consider a Bond for Deed



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