

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

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



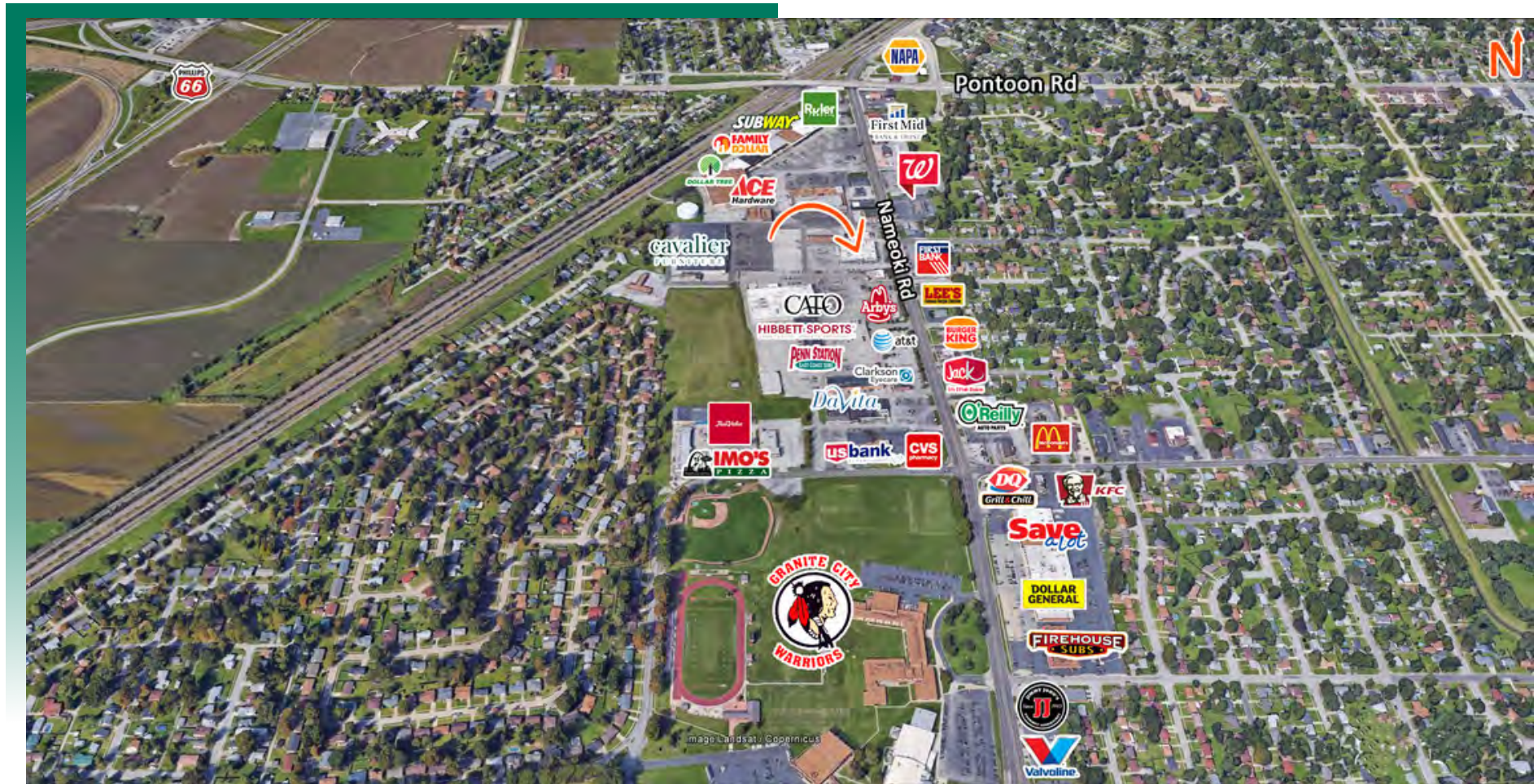
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AREA MAP

3675 Nameoki Rd., Granite City, IL

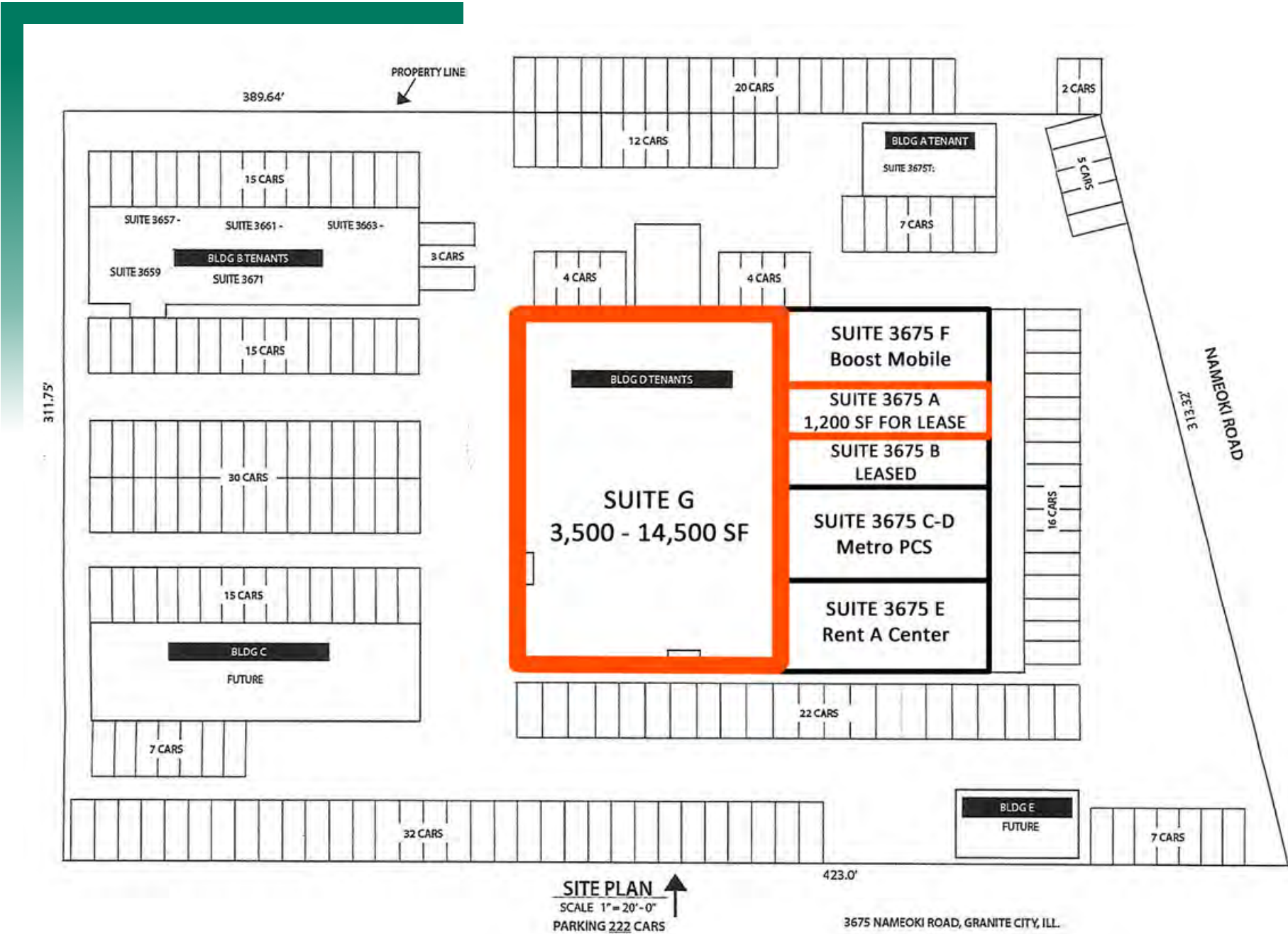


LOCATION OVERVIEW

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, Hibbett Sports, and many more.

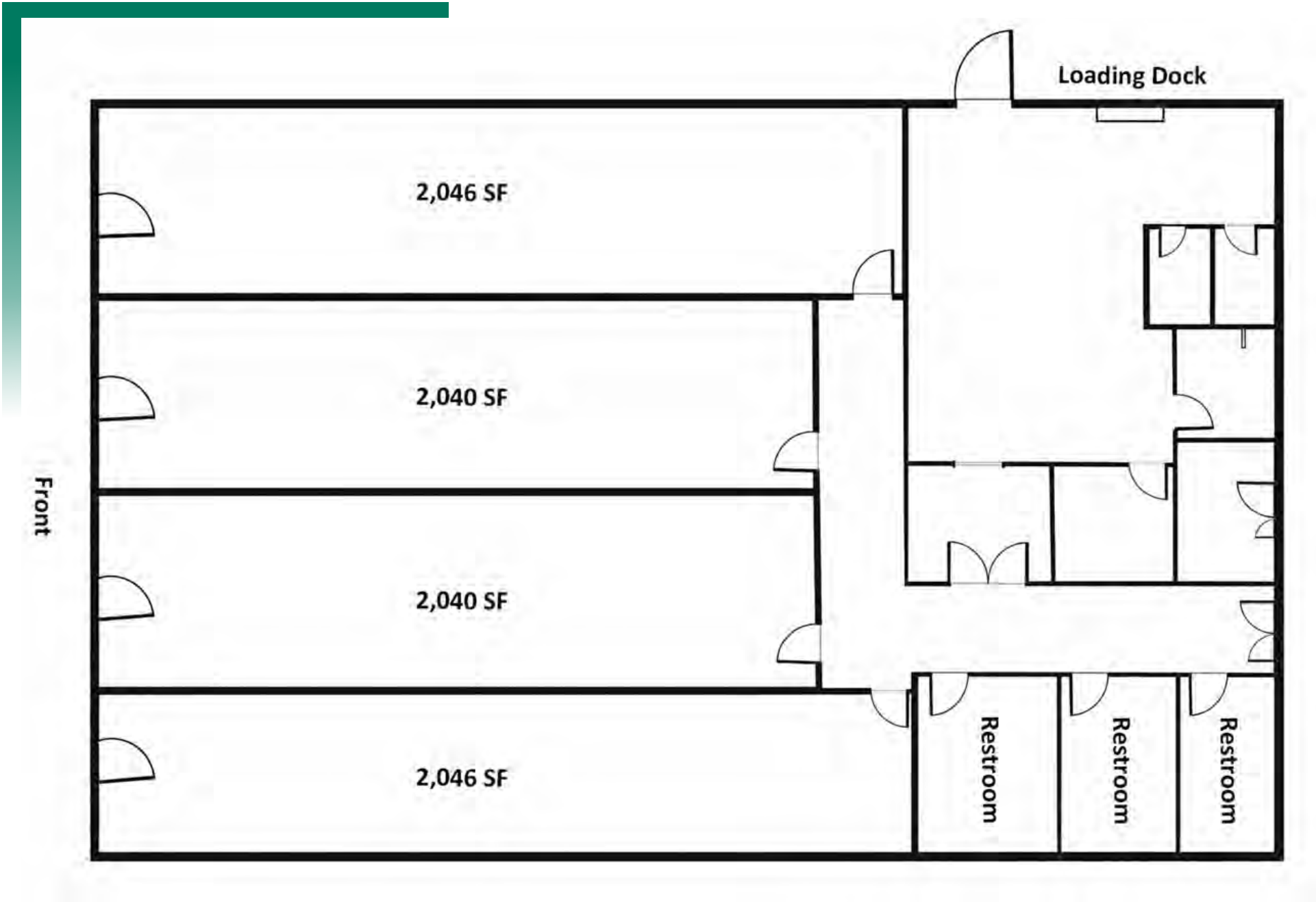
SITE PLAN

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: 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.