

FOR SALE -AND- LEASE

1249 20th St.,
Granite City, IL
62040



10,534 SF TURN-KEY CHILDCARE FACILITY

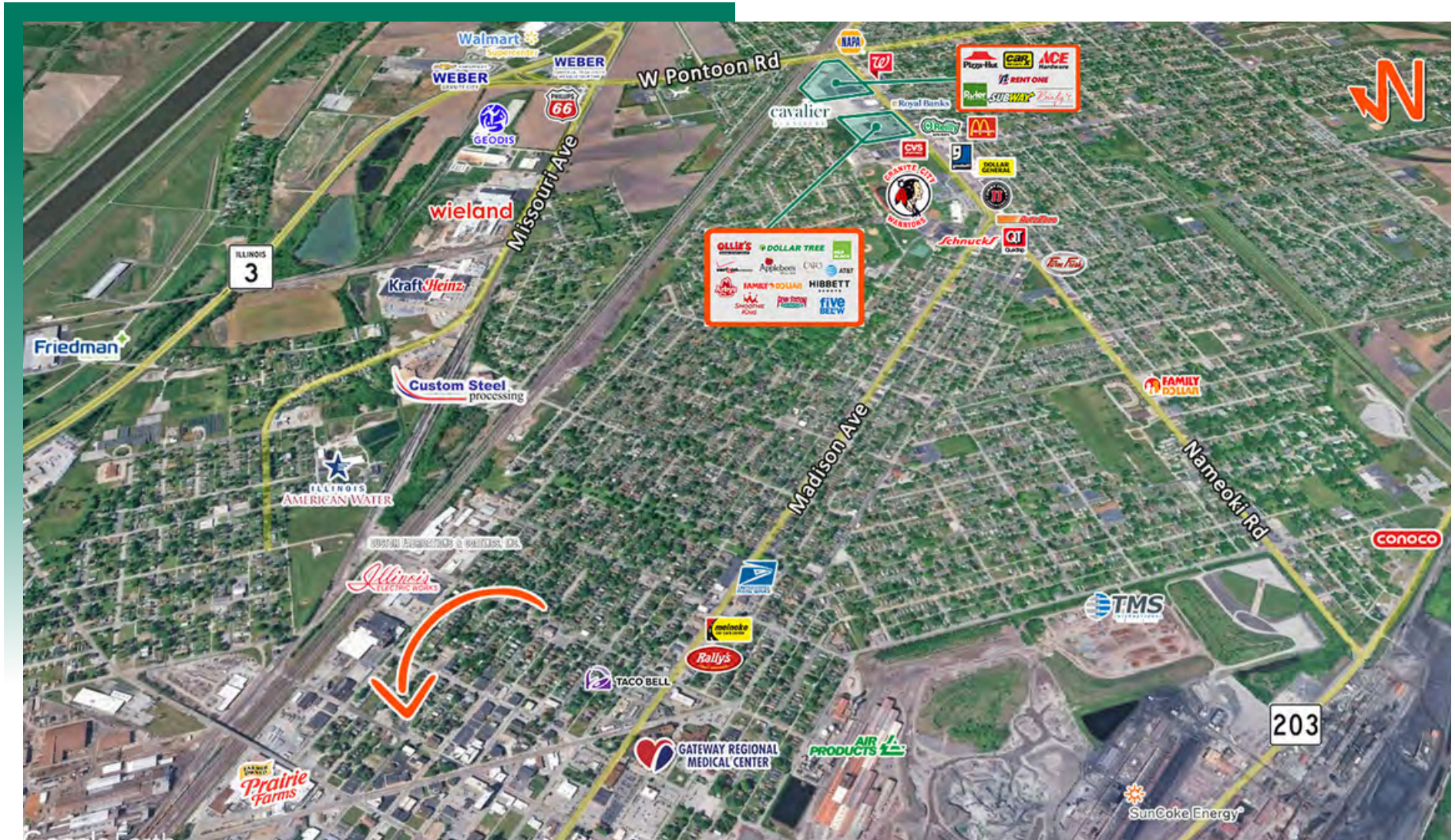
BARBERMURPHY
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AREA MAP

1249 20th St., Granite City, IL 62040

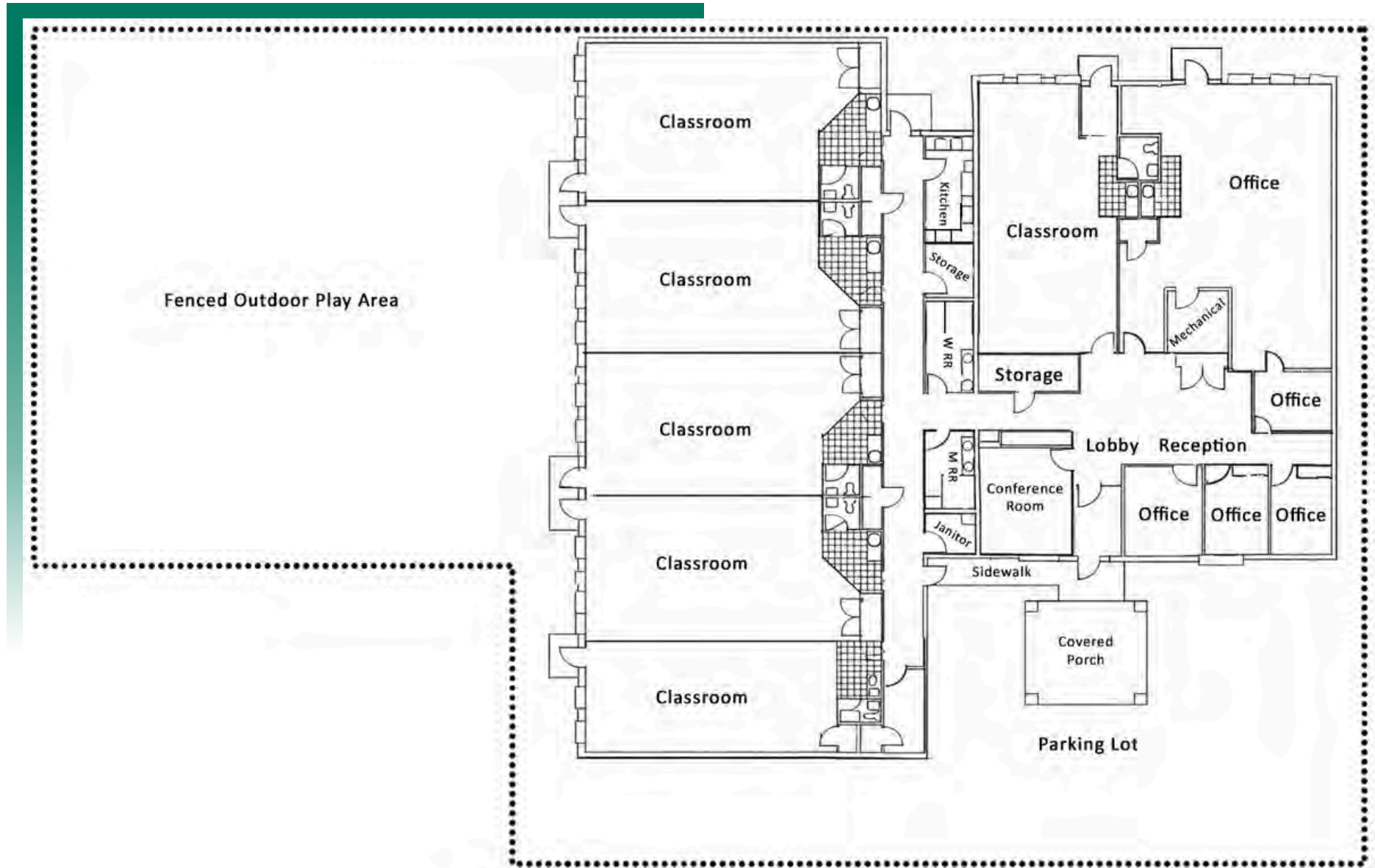


LOCATION OVERVIEW

Well-located in the heart of Granite City, this property benefits from strong surrounding residential density and convenient access to IL Route 3 and I-270, allowing easy commutes to St. Louis and the greater Metro East market. Positioned within an established neighborhood near schools and community amenities, the location provides excellent accessibility and consistent demand drivers for childcare services.

FLOOR PLAN

1249 20th St., Granite City, IL 62040



*Not to scale

PROPERTY PHOTOS

1249 20th St., Granite City, IL 62040

RECEPTION



RECEPTION



RECEPTION OFFICE



LOBBY/WAITING AREA



CLASSROOM



CLASSROOM



CLASSROOM



CLASSROOM



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PROPERTY PHOTOS

1249 20th St., Granite City, IL 62040

OFFICE



OFFICE



OFFICE



KITCHEN



KITCHEN



KITCHEN SINK



STORAGE



STORAGE



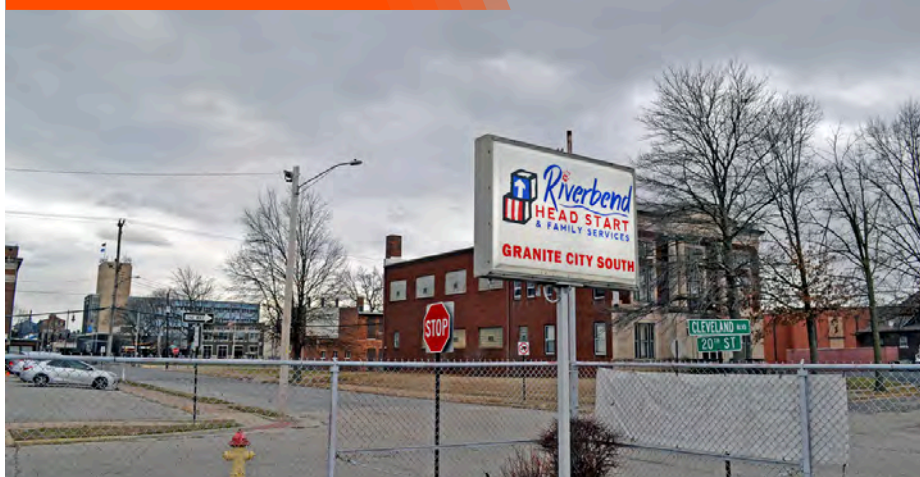
STORAGE



PROPERTY PHOTOS

1249 20th St., Granite City, IL 62040

SIGNAGE



PLAYGROUND



PLAYGROUND



OUTSIDE PLAY AREA



10,534 SF child care facility featuring offices, kitchen, multiple classrooms, and a fenced outdoor play area. Current tenant relocating; building available July 1, 2026. Rare turn-key opportunity for a child care or early education operator. Property has professionally installed signage to highlight business

SALE PRICE: \$700,000

LEASE RATE: \$14.00/SF, NNN

SAFETY & SECURITY

1249 20th St., Granite City, IL 62040

FULLY SECURED CAMPUS

✓ Entire Property Enclosed

- A fully fenced campus for a safe, controlled environment

✓ Electronic Security Fencing

- Automated fencing secures the entire site

PROTECTED OUTDOOR PLAY AREA

✓ Enclosed Playgrounds

- Large, fully fenced areas for safe, fun play

✓ Private & Secure Environment

- Perimeter fencing ensures a safe and secure outdoor area

CONTROLLED BUILDING ACCESS

✓ Secured Entry Doors

- Access for authorized staff and parents only

✓ Individual Classroom Exit Doors

- Each classroom has its own emergency exit supporting efficient emergency procedures



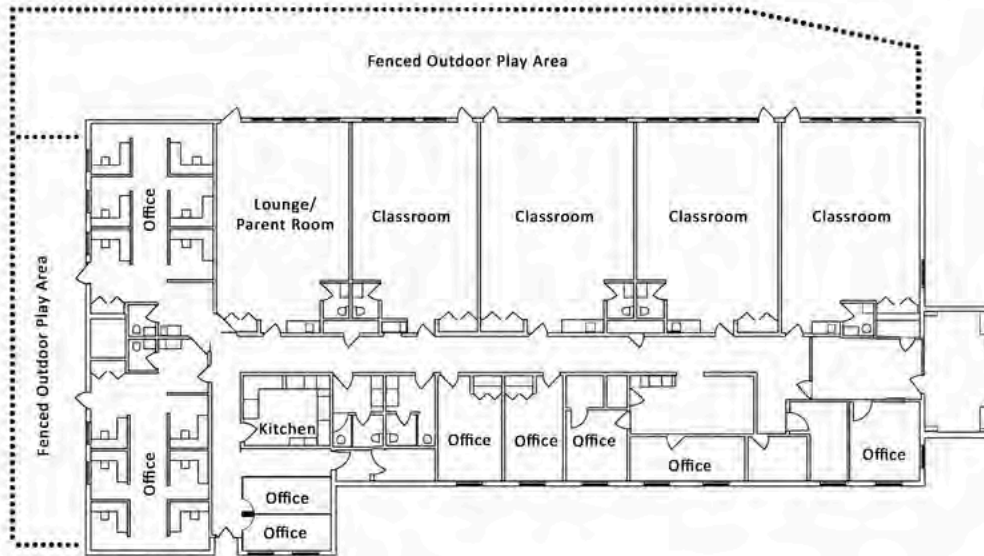
ADDITIONAL CHILDCARE FACILITY

2413 Corporate Center., Granite City, IL 62040



2413 Corporate Center., Granite City, IL 62040

- 10,603 SF
- Turn-Key
- Available July 1, 2026
- Reception/drop-off, office space, classrooms, kitchen, outdoor playground



SALE PRICE: \$900,000
LEASE RATE: \$15.00/SF, NNN

OFFICE/RETAIL PROPERTY SUMMARY

1249 20TH ST

LISTING # 3196

LOCATION DETAILS:

Parcel #: 22-2-19-24-08-202-028
County: IL - Madison
Zoning: General Commercial

PROPERTY OVERVIEW:

Building SF: 10,534
Min Divisible SF: 10,534
Max Contig SF: 10,534
Office SF: 10,534
Signage: Yes
Lot Size: 0.91 Acres
Frontage: 205
Depth: 270
Parking Spaces: 22
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1991
Building Class: B
Ceilings: 9'
Construction Type: Brick, Mixed

TAX INCENTIVE ZONES:

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



SALE/LEASE INFORMATION:

Sale Price: \$700,000
Price / SF: \$66.45
Lease Rate: \$14.00/SF
Lease Type: NNN

FINANCIAL INFORMATION:

Taxes: \$20,255.00
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 10,500

PROPERTY DESCRIPTION:

10,534 SF child care facility. Current tenant is relocating and building will be vacated by July 1, 2026. Purpose-built specialized child care facility with offices, kitchen, classrooms, and fenced outdoor play area. Rare turn-key building for child care operation.