

Retail/Office Suites for Lease

1300 Schaefer Rd., Granite City, IL 62040



- (3) Suites available ranging from 1,200 to 2,500 contiguous SF
- Join Game Stop, DaVita Dialysis, Factory Direct Mattress & Furniture, Sweet Treats from the Hart, Granite City Wrestling and Botavi Wellness
- Surrounding National Retailers include: Walmart, Aldi and Multiple Car Dealerships
- New reduced rates being offered for a short period of time

CONTACT BROKER FOR LEASE RATES

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

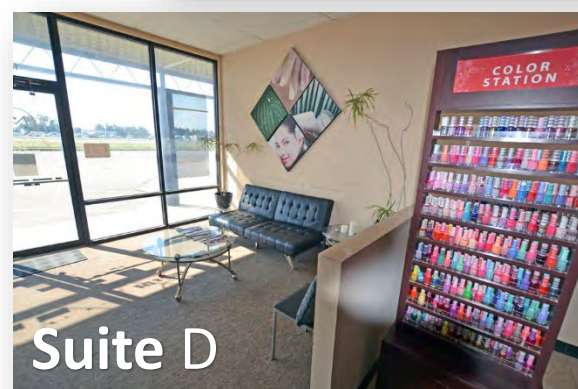
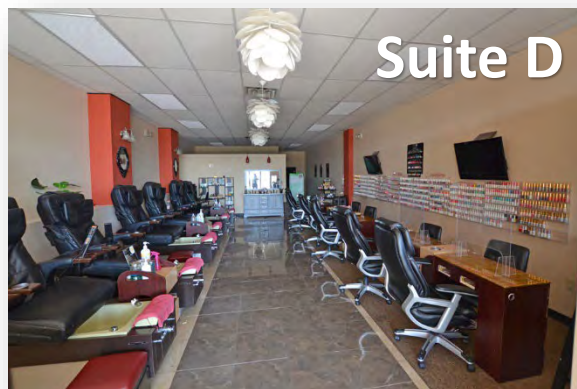
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Available Lease Space

- Suite C: 1,200 SF
- Suite D: 1,300 SF (turn-key spa)
- Suite G: 1,600 SF



Listing No: 1552.1

Retail

1300 Schaefer Road
Granite City, IL 62040

SALE INFORMATION:

For Sale: No
Sale Price:
Sale Price/SF:
CAP Rate:
GRM:
NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate:
Lease Type: NNN
Net Charges: \$5.80
CAM Charges:
Lease Term:

Leasing Comments:

3 Units Available ranging from 1,200 SF to 2500 SF
Contiguous.

Comments

Join Game Stop, Sweet Treats from the Hart, DaVita, Factory Direct Mattress & Furniture, Botavi Wellness and others in this Retail Center. Suite D is a turn key nail spa. Surrounding retailers include Walmart, Aldi and multiple car dealers. Fronts IL Route 3 (Lewis and Clark Blvd), which offers high visibility for your business.

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.

Total SF Available: 4,100 SF
Min Divisible SF: 1,200 SF

SQUARE FOOT INFO:

Building Total: 24,800 SF
Total Available: 4,100 SF
Direct Lease: 4,100 SF
Sublease: 0 SF
Office: 4,100 SF
Retail: 4,100 SF
Min Divisible: 1,200 SF
Max Contiguous: 2,500 SF

LAND MEASUREMENTS:

Acres:
Frontage:
Depth:

PROPERTY INFORMATION:

Parcel No:	TIF: No	Parking: 112
County: Madison	Enterprise Zone: No	Surface Type: Asphalt
Zoning: C-5	Survey: No	Traffic Count: 12,000 on IL-3
Zoning By: Granite City	Environmental: No	Property Tax:
Complex: Walmart Plaza	Archaeological: No	Tax Year:
Prior Use:		



STRUCTURAL DATA:

Year Built: 2000 **Clearance Min:** 9' **Exterior:** Concrete Block
Rehab Year: **Clearance Max:** 9' **Bay Spacing:**
Floors: 1 **Floor Drains:** **Sprinklers:**
Class:

Listing Broker(s)

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