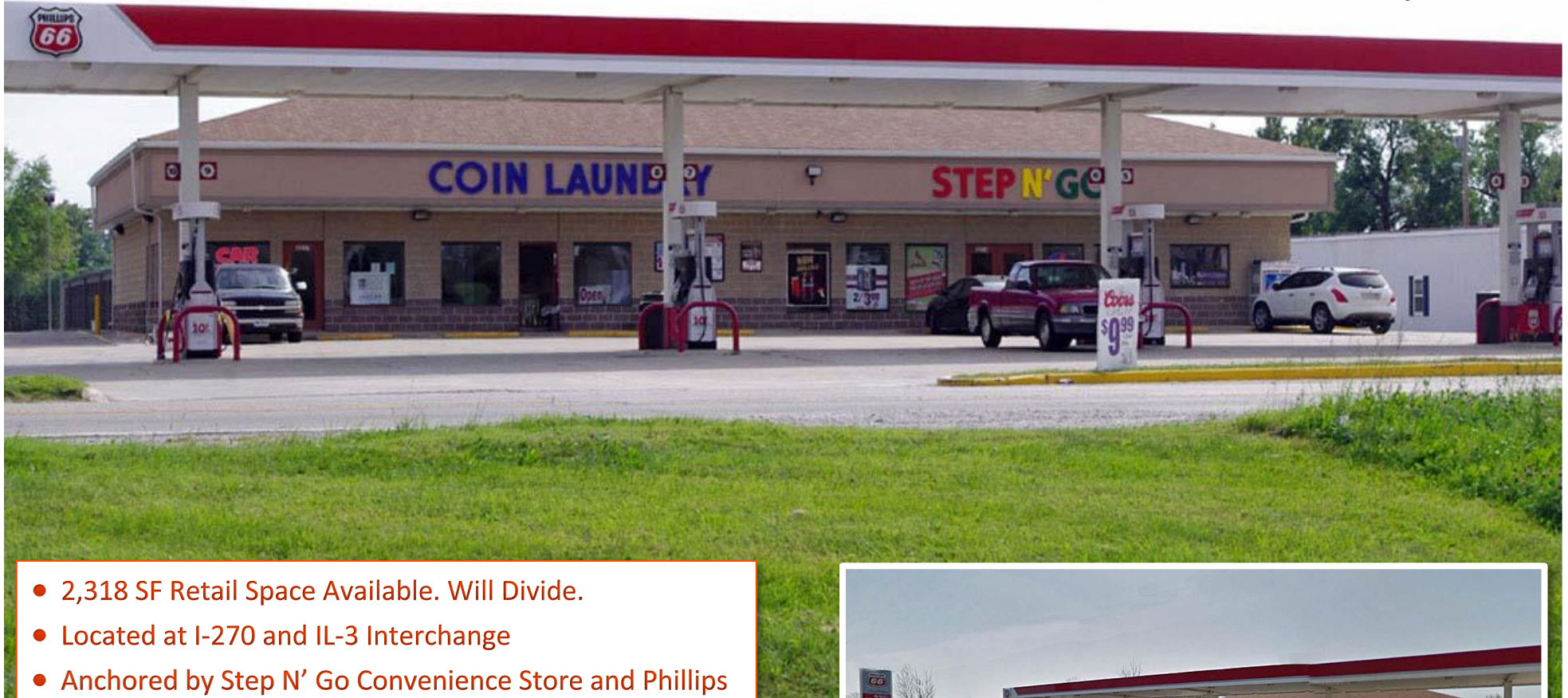


Ideal Restaurant / Retail Location

3227 W Chain of Rocks Rd, Granite City, IL 62040



- 2,318 SF Retail Space Available. Will Divide.
- Located at I-270 and IL-3 Interchange
- Anchored by Step N' Go Convenience Store and Phillips Gas Station with Automatic Car Wash.
- Ideal Location for Restaurant

Lease Rate: \$12.00/SF, Gross



BARBERMURPHY

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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.



Listing No: 1080

Retail

Total SF Available: 2,318 SF
Min Divisible SF: 1,053 SF

3227 West Chain of Rocks Road
 Granite City, IL 62040

SALE INFORMATION:

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

SQUARE FOOT INFO:

Building Total: 5,932 SF
 Total Available: 2,318 SF
 Direct Lease: 2,318 SF
 Sublease: 0 SF
 Office: 0 SF
 Retail: 2,318 SF
 Min Divisible: 1,053 SF
 Max Contiguous: 2,318 SF

LEASE INFORMATION:

For Lease: Yes
 Lease Rate: \$12.00
 Lease Type: Gross
 Net Charges:
 CAM Charges:
 Lease Term:

LAND MEASUREMENTS:

Acres:
 Frontage:
 Depth:

PROPERTY INFORMATION:

Parcel No: 18-1-14-29-00-000-013.001	TIF: No	Parking:
County: Madison	Enterprise Zone: No	Surface Type:
Zoning: Commercial	Survey: No	Traffic Count: 2,700
Zoning By: Granite City	Environmental: No	Property Tax:
Complex:	Archaeological: No	Tax Year:
Prior Use:		

Leasing Comments:

Lease Rate includes Taxes and Building Insurance.

**Comments**

Located just off I-270 and Rt.3 Interchange. Anchor tenants include Step-N-Go convenience with Phillips 66 gas station, and automatic car wash. Near many hotels, Location ideal for food service or other retail type user. Space may be subdivided.

STRUCTURAL DATA:

Year Built: 2005	Clearance Min:	Exterior:
Rehab Year:	Clearance Max:	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers:
Class:		

Listing Broker(s)

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