

For Sale or Lease

Mixed Use Commercial Building on 12+ Acres

3655 Nameoki Rd., Granite City, IL 62040



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd. Shiloh, IL 62269

618.277.4400 barbermurphy.com

Steve Zuber – SIOR, CCIM

C: 314.409.7283

Steve@barbermurphy.com

Cathy Hamilton

C: 618.980.2284

CathyH@barbermurphy.com

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.



Property Summary

- 98,586 SF Mixed Use Commercial Building
 - Space can be demised – Minimum 15,000 SF Units
- Situated on 12.29 Acres in the Commercial/Retail Corridor
- Excellent Visibility on Nameoki Rd. (Route 203) 17,600 ADT
- All Re-Use Options will be considered

REDUCED SALE PRICE: \$1,395,000

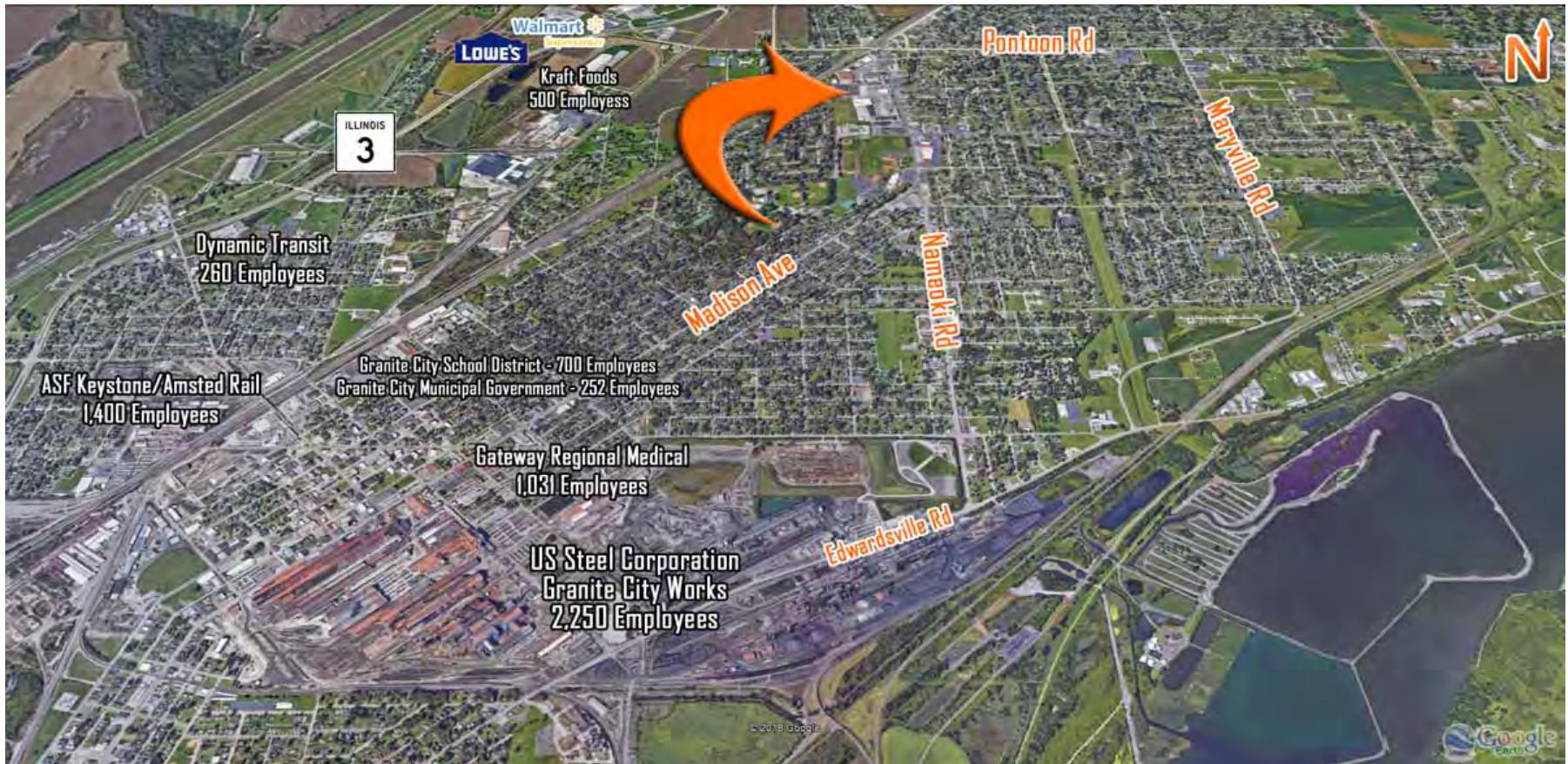
REDUCED LEASE RATE: \$3.00-\$6.00 per SF, NNN

IMAGES



7 Overhead Doors
2 Docks with Levelers
Warehouse Space
Sale also includes:
5 Bay, 2 Tunnel Car Wash

AREA DEMOGRAPHICS



Population 8,630	HH Income \$54,092
1 Mile	
Total Businesses 296	Total Employees 3,095

Population 38,052	HH Income \$49,022
3 Miles	
Total Businesses 1,049	Total Employees 13,046

Population 56,532	HH Income \$44,051
5 Miles	
Total Businesses 1,499	Total Employees 19,118

Listing No: 1959

Retail

Former K-Mart Bldg
3655 Nameoki Rd
Granite City, IL 62040

SALE INFORMATION:

For Sale: Yes
Sale Price: \$1,395,000
Sale Price/SF: \$30.94

CAP Rate:

GRM:

NOI:

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$3.00 - \$6.00
Lease Type: NNN

Net Charges:

CAM Charges:

Lease Term:

Leasing Comments:

Former K-Mart Building with 98,586 SF. Building Can be Divided. Minimum Divisible to 15,000 SF. All Re-Uses to be Considered. Potential Office, Medical, Housing, Other Adaptive Re-Uses.

Comments

Site Available For Sale or Lease. 12.29-Acre Site with 98,586 Former K-Mart Bldg & Multi-Bay Car Wash. Located within Commercial/Retail Corridor on Nameoki Road. Site Includes Former Car Wash Property. Re-Use/Redevelopment Potential. All Re-Use Options Will Be Considered.

Additional Parcel Numbers: 22-1-20-08-10-101-001.001; -002; -003;
22-1-20-08-09-101-029

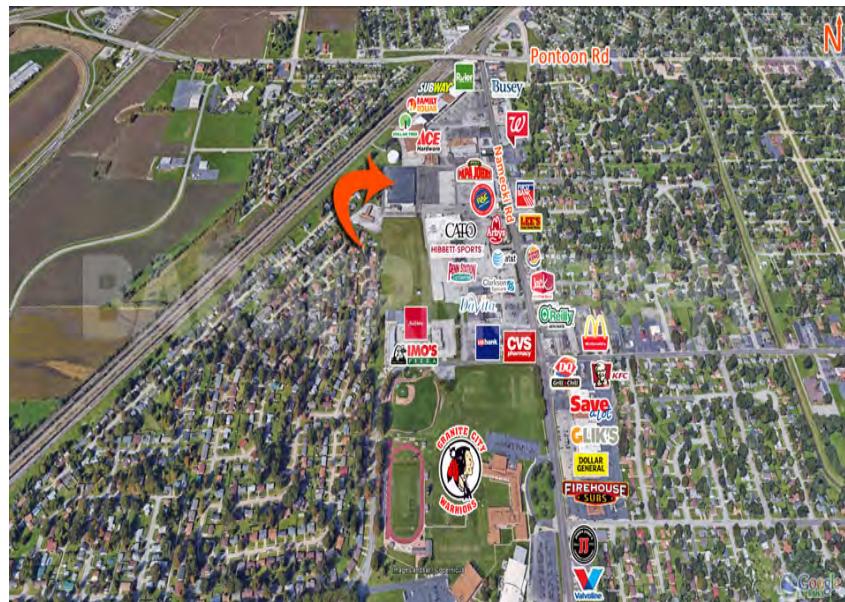
Total SF Available: 98,586 SF
Min Divisible SF: 15,000 SF

SQUARE FOOT INFO:

Building Total: 98,586 SF
Total Available: 98,586 SF
Direct Lease: 98,586 SF
Sublease: 0 SF
Office: 0 SF
Retail: 98,586 SF
Min Divisible: 15,000 SF
Max Contiguous: 98,586 SF

LAND MEASUREMENTS:

Acres: 12.29
Frontage: 570 FT
Depth: 475 FT

**PROPERTY INFORMATION:**

Parcel No:	22-1-20-08-10-101-001.001	TIF:	No	Parking:	350+
County:	Madison	Enterprise Zone:	No	Surface Type:	Asphalt
Zoning:	C-5 Highway Commercial	Survey:	Yes	Traffic Count:	17,600
Zoning By:	City of Granite City	Environmental:	No	Property Tax:	\$69,887.28
Complex:		Archaeological:	No	Tax Year:	2018
Prior Use:	Big Box Retail				

STRUCTURAL DATA:

Year Built:	1983	Clearance Min:	Exterior:	Block
Rehab Year:		Clearance Max:	Bay Spacing:	
Floors:	1	Floor Drains:	Sprinklers:	
Class:				

Listing Broker(s)

Cathy Hamilton Office: (618) 277-4400 cathyh@barbermurphy.com Cell: (618) 980-2284	Steve Zuber SIOR, CCIM Office: (618) 277-4400 steve@barbermurphy.com Cell: (314) 409-7283
---	--