

RETAIL PROPERTY FOR SALE OR LEASE

Former Long John Silvers - 3717 Nameoki Road

3717 NAMEOKI ROAD, GRANITE CITY, IL 62040



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3717 NAMEOKI ROAD, GRANITE CITY, IL 62040

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,108 SF
Sale Price:	\$545,000
Lease Rate:	\$4,000.00 per month (NNN)
Lot Size:	0.08 Acres
Year Built:	1996
Building Size:	2,108
Zoning:	Commercial
Municipality:	Granite City
Submarket:	Madison County
Traffic Count:	20,300

PROPERTY OVERVIEW

Former Long John Silver's restaurant located on an outlot of Crossroads Plaza in Granite City, Illinois. This site offers excellent visibility, ample parking and is easily accessible with a signalized intersection. Neighboring tenants include Ace Hardware, Ruler Foods, Family Dollar, Dollar Tree, Pizza Hut and more. This property is being offered for sale or for lease.

LOCATION OVERVIEW

Granite City is a city in Madison County, Illinois, within the Greater St. Louis metropolitan area. Located just 15 minutes from downtown St. Louis, Granite City is the second-largest city in the Metro East and Southern Illinois regions, behind Belleville.

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PROPERTY DETAILS

LEASE RATE

\$4,000.00 PER MONTH

SALE PRICE

\$545,000

LOCATION INFORMATION

Building Name	Former Long John Silvers - 3717 Nameoki Road
Street Address	3717 Nameoki Road
City, State, Zip	Granite City, IL 62040
County/Township	Madison
Municipality	Granite City
Submarket	Madison County
Cross Streets	Nameoki & Crossroads Plaza
Signal Intersection	Yes
Nearest Highway	I-270, I-255
Nearest Airport	Lambert St. Louis International, Mid-America Airport

BUILDING INFORMATION

Building Size	2,108 SF
Occupancy %	0%
Tenancy	Single
Number Of Floors	1
Year Built	1996
Free Standing	Yes
Signage	Pylon

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Restaurant
Zoning	Commercial
Lot Size	0.08 Acres
APN#	22-1-20-08-06-101-029.002
Lot Frontage	50
Lot Depth	70
Corner Property	yes
Traffic Count	20,300
Traffic Count Street	Nameoki Road
Traffic Count Frontage	50

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

OPERATING EXPENSES

CAM	\$1.30
Taxes	\$3.07
Insurance	\$0.27
Total	\$4.64

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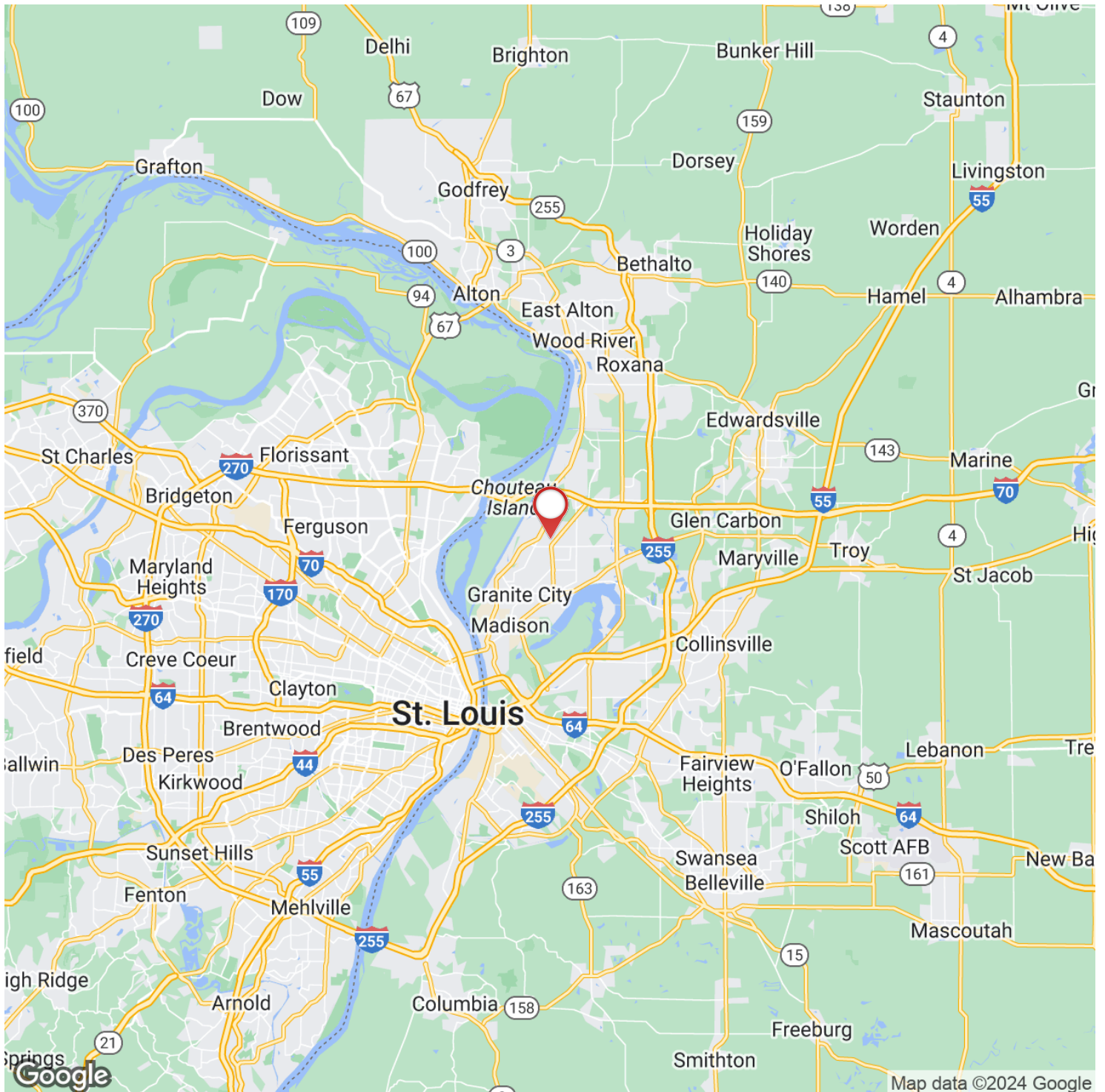
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REGIONAL MAP



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AERIAL MAP



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CROSSROADS RETAILER MAP

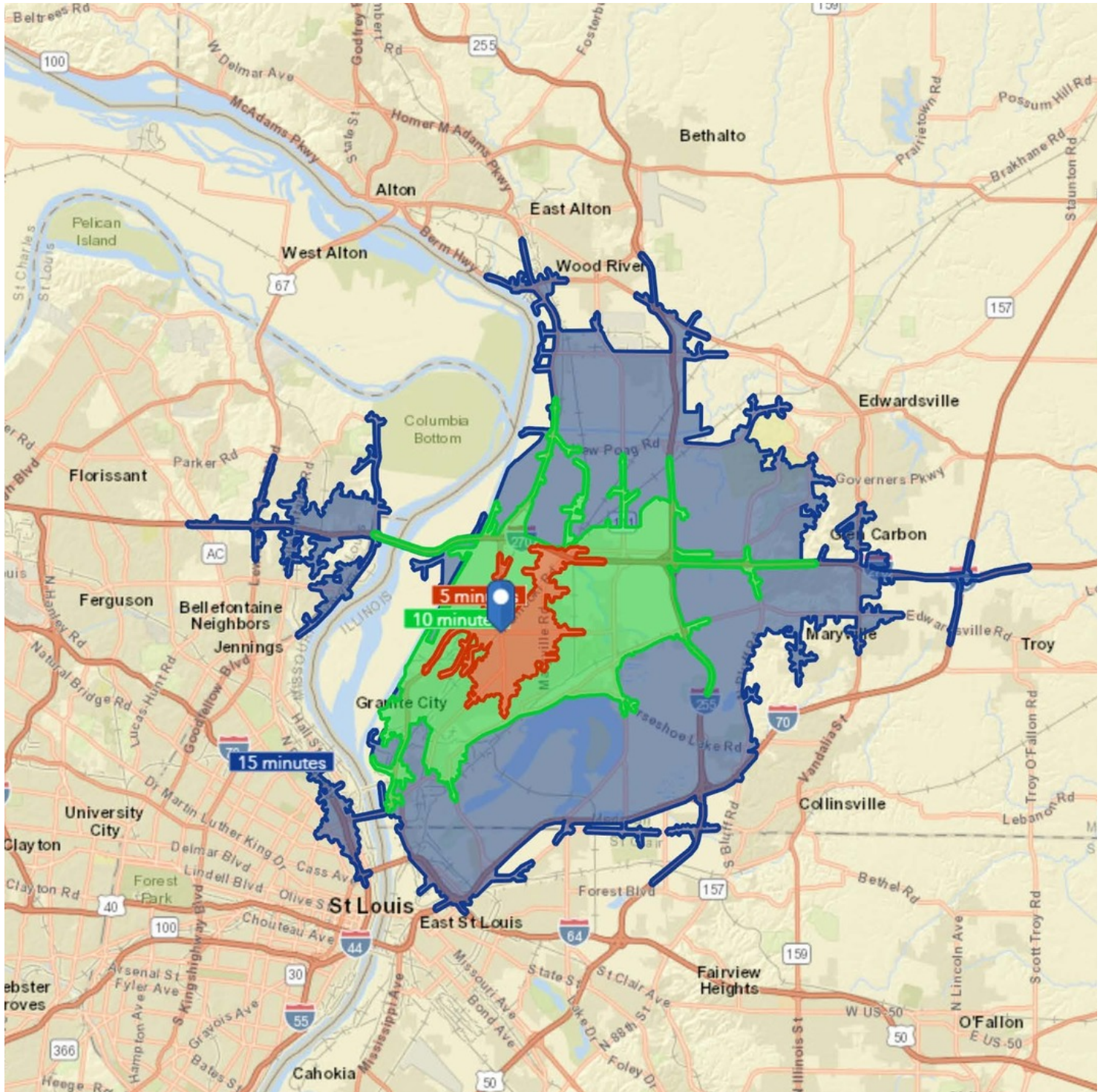


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CROSSROADS DRIVE TIME MAP - 5, 10, 15 MINUTES



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DEMOGRAPHIC OVERVIEW - 3 MILES

KEY FACTS

37,401

Population



Average
Household Size

40.3

Median Age

\$49,837

Median Household
Income

EDUCATION

11%

No High
School
Diploma



39%

High School
Graduate



36%

Some College



13%

Bachelor's/Grad/Prof
Degree

BUSINESS



1,050

Total Businesses



13,235

Total Employees

EMPLOYMENT



White Collar

50%



Blue Collar

32%



Services

19%

6.3%

Unemployment
Rate

INCOME



\$49,837

Median Household
Income



\$24,306

Per Capita Income



\$68,282

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (21.5%)

The smallest group: \$200,000+ (1.2%)

Indicator	Value	Difference	
<\$15,000	16.6%	+4.0%	
\$15,000 - \$24,999	10.6%	+1.3%	
\$25,000 - \$34,999	11.0%	+1.2%	
\$35,000 - \$49,999	11.9%	+1.1%	
\$50,000 - \$74,999	21.5%	+1.9%	
\$75,000 - \$99,999	13.1%	-0.6%	
\$100,000 - \$149,999	10.8%	-4.6%	
\$150,000 - \$199,999	3.3%	-1.8%	
\$200,000+	1.2%	-2.5%	

Bars show deviation from
Madison County

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