

RETAIL PROPERTY FOR LEASE

# Monticello Plaza

5771 GODFREY ROAD, GODFREY, IL 62035



Jeff Eisenberg & Associates • 7750 MARYLAND AVE UNIT 11272 • SAINT LOUIS, MO 63105-5505 • 314.721.5611 • [www.jeisenberg.com](http://www.jeisenberg.com)

*Presented By:*

**Jeffery Eisenberg**

314.721.5611

[jeff@jeisenberg.com](mailto:jeff@jeisenberg.com)

[www.jeisenberg.com](http://www.jeisenberg.com)



**Jeff Eisenberg**  
& associates



RETAIL PROPERTY FOR LEASE  
5771 GODFREY ROAD, GODFREY, IL 62035

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	1,104 - 12,000 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	9.54 Acres
Building Size:	99,171
Zoning:	Commercial
Municipality:	Godfrey
Submarket:	Madison County
Traffic Count:	21,200

### PROPERTY OVERVIEW

Grocery anchored shopping center located in Godfrey, Illinois. This property is ideally situated on a major north/south thoroughfare (Godfrey Road/US 67) with an additional retail strip center and freestanding building on the outlets in front. Available retail spaces ranging in size from 1,104 square feet up to 12,000 square feet. This property offers excellent signage opportunities and visibility as well as multiple points of ingress and egress. Neighboring tenants include Ruler Foods, Dollar General, Factory Connection, RP Lumber, Subway and more.

### LOCATION OVERVIEW

Godfrey is a village in Madison County, Illinois and is located within the River Bend portion of the Greater St. Louis metropolitan area, approximately 35 miles north of St. Louis. While the Village of Godfrey is one of Illinois' newest municipalities, it is also one of its largest communities. At over 36 square miles, the Village of Godfrey is the eighth largest municipality in terms of geographic area in the State of Illinois.

### Jeffery Eisenberg

314.721.5611

jeff@jeisenberg.com



RETAIL PROPERTY FOR LEASE  
5771 GODFREY ROAD, GODFREY, IL 62035

## PROPERTY DETAILS

### LEASE RATE

**\$12.00 SF/YR**

#### LOCATION INFORMATION

Building Name	Monticello Plaza
Street Address	5771 Godfrey Road
City, State, Zip	Godfrey, IL 62035
County/Township	Madison
Municipality	Godfrey
Submarket	Madison County
Cross Streets	Godfrey Road/US 67 and Tolle Lane
Side Of Street	East
Signal Intersection	Yes
Nearest Highway	I-255, I-270
Nearest Airport	St. Louis Lambert International Airport

#### BUILDING INFORMATION

Building Size	99,171 SF
Occupancy %	76%
Tenancy	Multiple
Number Of Floors	1
Free Standing	Yes
Number Of Buildings	3
Signage	Pylon

#### PROPERTY DETAILS

Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	Commercial
Lot Size	9.54 Acres
APN#	24-2-01-26-01-107-026 24-2-01-26-01-107-025 24-2-01-26-01-107-024
Corner Property	yes
Traffic Count	21,200
Traffic Count Street	Godfrey Road/US 67

#### PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface

**Jeffery Eisenberg**

314.721.5611

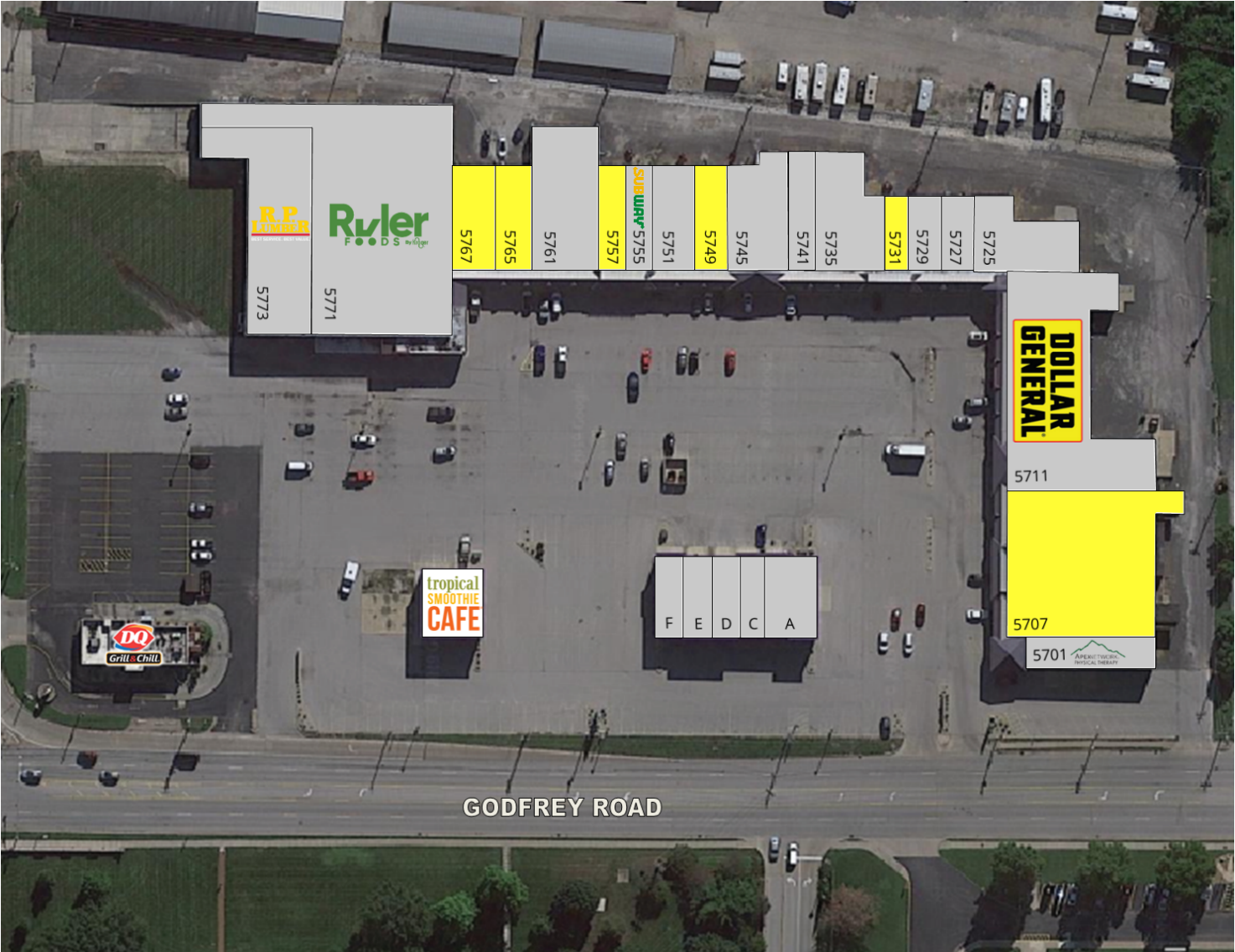
jeff@jeisenberg.com





RETAIL PROPERTY FOR LEASE  
5771 GODFREY ROAD, GODFREY, IL 62035

# PLANS



## LEGEND

Available

Unavailable

**Jeffery Eisenberg**

314.721.5611

jeff@jeisenberg.com



RETAIL PROPERTY FOR LEASE  
5771 GODFREY ROAD, GODFREY, IL 62035

## PLANS

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
A	Joe's Pizza & Pasta	2,440 SF	NNN	-
C	Edward Jones	1,136 SF	NNN	-
D	Toko Sushi & Boba	1,220 SF	NNN	-
E	Diva Nail Spa	1,409 SF	NNN	-
F	Germania Brew House	1,220 SF	NNN	-
5701	Apex Network Physical Therapy	2,250 SF	NNN	-
5707	Available	12,000 SF	NNN	\$12.00 SF/yr
5711	Dollar General	12,033 SF	NNN	-
5725	Alton Academy of Dance	3,000 SF	NNN	-
5727	Envision Travel Holdings	1,200 SF	NNN	-
5729	1 Stop Supplements	1,200 SF	NNN	-
5731	Available	1,104 SF	NNN	\$12.00 SF/yr
5735	Factory Connection	4,676 SF		-
5741	Shang Hi House	1,900 SF	NNN	-
5745	State Beauty Supply	2,950 SF	NNN	-
5749	Available	1,600 SF	NNN	\$12.00 SF/yr
5751	Better Vapes	3,082 SF	NNN	-
5755	Subway	1,600 SF	NNN	-
5757	Available	1,600 SF	NNN	\$12.00 SF/yr
5761	The Ruby Wren	5,500 SF	NNN	-
5765	Available	1,600 SF	NNN	\$12.00 SF/yr
5767	Available	3,200 SF	NNN	\$12.00 SF/yr
5771	Ruler Food	22,700 SF	NNN	-
5773	RP Lumber	6,301 SF	NNN	-

**Jeffery Eisenberg**

314.721.5611

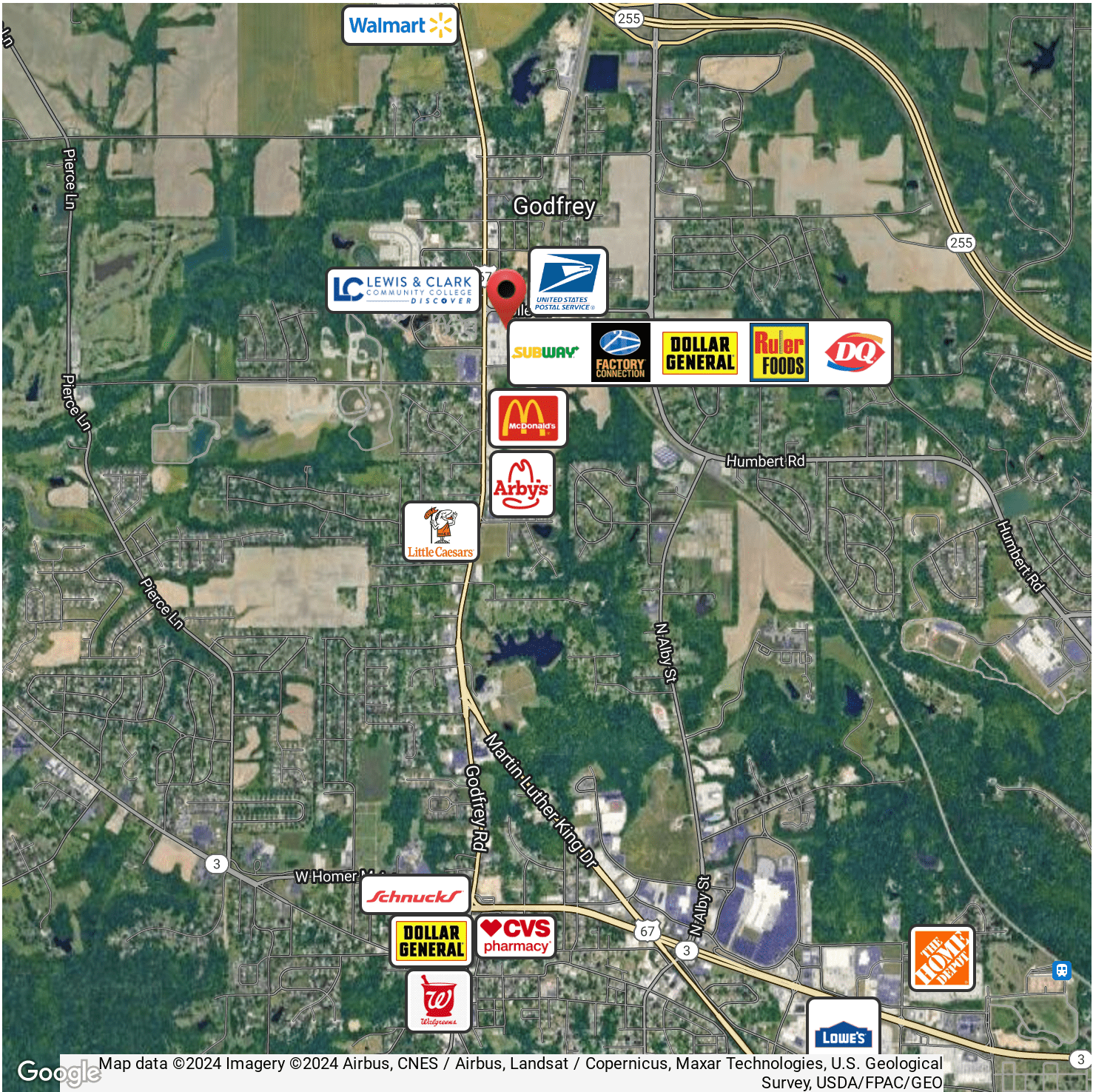
jeff@jeisenberg.com





RETAIL PROPERTY FOR LEASE  
5771 GODFREY ROAD, GODFREY, IL 62035

# RETAILER MAP



**Jeffery Eisenberg**  
314.721.5611  
jeff@jeisenberg.com





314.721.5611  
jeff@jeisenberg.com



RETAIL PROPERTY FOR LEASE  
5771 GODFREY ROAD, GODFREY, IL 62035

## DEMOGRAPHIC OVERVIEW - 3 MILES

### Key Facts

5771 Godfrey Rd, Godfrey, Illinois, 62035  
Ring of 3 miles

#### KEY FACTS

21,766

Population



Average  
Household Size

45.3

Median Age

\$76,541

Median Household  
Income

#### EDUCATION

4%

No High School  
Diploma



28%

High School  
Graduate



38%

Some College



29%

Bachelor's/Grad/Pr  
of Degree

#### BUSINESS



739

Total Businesses



9,057

Total Employees

#### EMPLOYMENT



62.1%

White Collar



22.3%

Blue Collar



15.6%

Services

3.5%

Unemployment  
Rate

#### INCOME



\$76,541

Median Household  
Income



\$43,377

Per Capita Income



\$230,866

Median Net Worth

#### Households By Income

The largest group: \$100,000 - \$149,999 (20.4%)

The smallest group: <\$15,000 (5.8%)

Indicator ▲	Value	Diff
<\$15,000	5.8%	-1.6%
\$15,000 - \$24,999	8.2%	+0.6%
\$25,000 - \$34,999	8.3%	-0.1%
\$35,000 - \$49,999	10.0%	-0.4%
\$50,000 - \$74,999	16.5%	0
\$75,000 - \$99,999	15.3%	+0.9%
\$100,000 - \$149,999	20.4%	+0.9%
\$150,000 - \$199,999	7.4%	-0.3%
\$200,000+	8.1%	+0.2%

Bars show deviation from Madison County

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.

© 2023 Esri

**Jeffery Eisenberg**

314.721.5611

jeff@jeisenberg.com