

RETAIL PROPERTY FOR SUBLEASE

Walmart Plaza Shopping Center Sublease

1300 SCHAEFER ROAD, GRANITE CITY, IL 62040



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EXECUTIVE SUMMARY



1,945 SF SUBLEASE AVAILABLE

OFFERING SUMMARY

Available SF:	1,945
Lease Rate:	Contact Broker
Lot Size:	2.44 Acres
Year Built:	2000
Building Size:	24,800
Zoning:	C-5
Municipality:	Granite City
Submarket:	Madison County
Traffic Count:	13,900

PROPERTY OVERVIEW

Sublease opportunity available. Located at the signalized intersection of IL Route 3 (Lewis & Clark Blvd.) and W. Pontoon Road in Granite City, Illinois. This space features 26 feet of storefront and is shadow anchored by Walmart Supercenter. The property offers excellent visibility and access via a signalized intersection as well as ample parking. Neighboring tenants include Walmart, BLOC, GameStop, Vega Transport, Weber Chevrolet, and Aldi.

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

CONTACT BROKER

LOCATION INFORMATION

Building Name	Walmart Plaza Shopping Center
Street Address	1300 Schaefer Road
City, State, Zip	Granite City, IL 62040
County/Township	Madison County
Municipality	Granite City
Submarket	Madison County
Cross Streets	IL Rte. 3 & W. Pontoon
Signal Intersection	Yes
Nearest Highway	I-270, I-255
Nearest Airport	St. Louis Lambert International Airport Mid America Airport

BUILDING INFORMATION

Building Size	24,800 SF
Tenancy	Multiple
Number Of Floors	1
Year Built	2000
Free Standing	No
Signage	Building/Pylon

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Strip Center
Zoning	C-5
Lot Size	2.44 Acres
APN#	22-2-20-06-00-000-030 22-2-20-06-00-000-029
Corner Property	yes
Traffic Count	13,900
Traffic Count Street	IL Route 3

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number Of Spaces	112

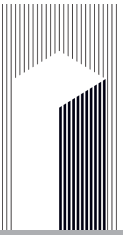
OPERATING EXPENSES

CAM	\$2.90
Taxes	\$1.96
Insurance	\$0.42
Total	\$5.28

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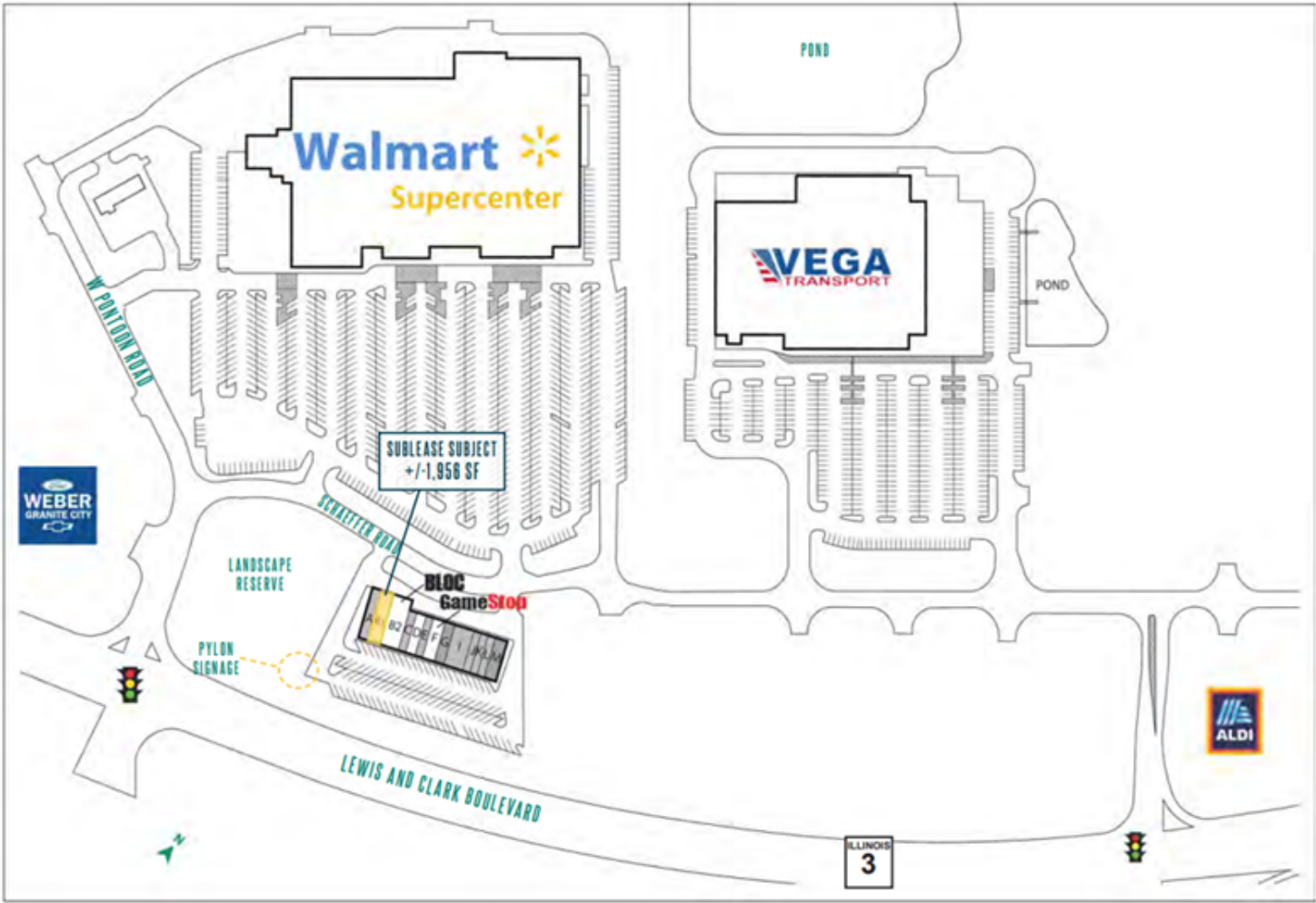
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SITE PLAN

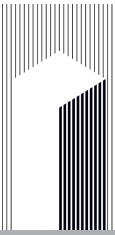


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A map of the St. Louis area, Missouri, showing the Mississippi River and surrounding cities. A red pin is placed on the river near Chouteau Island, labeled with a circled '3'. The map includes labels for various cities and towns such as St. Louis, East St. Louis, Madison, Granite City, Fairmont City, State Park Place, Caseyville, Collinsville, Maryville, Glen Carbon, Pontoon Beach, Mitchell, Chouteau Island, Gabaret Island, Spanish Lake, Florissant, Berkeley, Ferguson, Jennings, University City, Clayton, Maplewood, and Fairview Heights. Major highways like I-70, I-270, I-55, I-64, and I-44 are shown. The map also shows the Mississippi River flowing through the area, with labels for 'MISSOURI' and 'ILLINOIS' on either side. The Google logo is visible in the bottom left corner, and 'Map data ©2024 Google' is in the bottom right corner.

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RETAILER MAP



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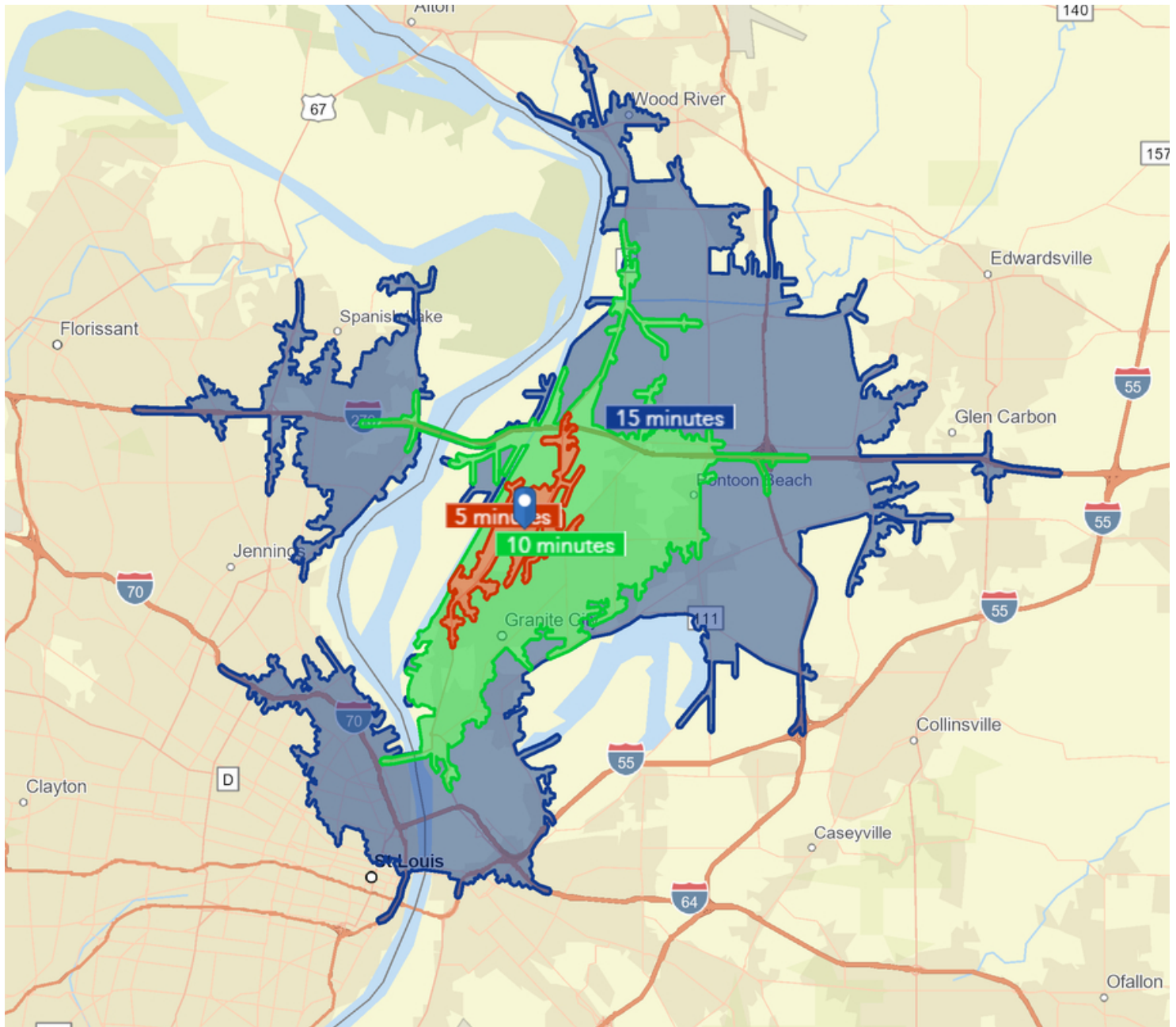
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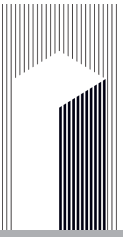
DRIVE TIME MAP - 5, 10, 15 MINUTES



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DEMOGRAPHIC OVERVIEW - 3 MILES



Key Facts

1300 Schaeffer Rd, Granite City, Illinois, 62040
Ring of 3 miles

KEY FACTS

31,165

Population

41.2

Median Age



2.3

Average
Household Size

\$55,068

Median Household
Income

EDUCATION

11%

No High School
Diploma



38%

High School
Graduate



37%

Some College



15%

Bachelor's/Grad/Pr
of Degree

BUSINESS



874

Total Businesses



10,781

Total Employees

EMPLOYMENT



43.8%

White Collar



33.3%

Blue Collar



22.9%

Services

6.9%

Unemployment
Rate

INCOME



\$55,068

Median Household
Income



\$30,243

Per Capita Income



\$113,557

Median Net Worth

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (24.6%)

The smallest group: \$200,000+ (2.2%)

Indicator ▲	Value	Diff		
<\$15,000	14.8%	+5.5%		
\$15,000 - \$24,999	8.5%	+1.7%		
\$25,000 - \$34,999	7.8%	+0.1%		
\$35,000 - \$49,999	11.7%	+0.4%		
\$50,000 - \$74,999	24.6%	+4.8%		
\$75,000 - \$99,999	12.4%	-0.5%		
\$100,000 - \$149,999	12.9%	-4.3%		
\$150,000 - \$199,999	5.1%	-3.0%		
\$200,000+	2.2%	-4.8%		

Bars show deviation from 17119 (Madison County)

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.

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