

Retail / Office Space for Lease

1300 Schaefer Rd., Granite City, IL 62040



- 4 Units Available ranging from 1,200 SF to 7,600 SF Contiguous
- Tenants Include: Game Stop, Davita, Factory Direct Mattress & Furniture & Metro PCS
- Surrounding National Retailers Include Walmart, Aldi and Multiple Car Dealerships
- High Visibility fronting IL Route 3 with 12,000 ADT
- New Reduced Rates being offered for a short period of time

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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.



Lease Space Available

Unit B: 6,400 SF

Unit C: 1,200 SF

Units B-C total 7,600 Contiguous SF

Unit G: 1,600 SF

Unit I: 2,400 SF

Units G-I total 4,000 Contiguous SF



Listing No: 1552

Retail

1300 Schaefer Road
Granite City, IL 62040

SALE INFORMATION:

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

LEASE INFORMATION:

For Lease: Yes
Lease Rate: Negotiable
Lease Type: NNN
Net Charges: \$4.64
CAM Charges:
Lease Term:

Leasing Comments:

4 Units Available ranging from 1,200 SF to 7,600 SF
Contiguous. New reduced rates being offered for short
period of time.

Comments

Join Game Stop, Metro - PCS, Davita, Factory Direct Mattress & Furniture and others in
this Retail Center. Surrounding retailers include Walmart, Aldi and multiple car dealers.
Fronts IL Route 3 (Lewis and Clark Blvd), which offers high visibility for your business.

Total SF Available: 11,600 SF
Min Divisible SF: 1,200 SF

SQUARE FOOT INFO:

Building Total: 24,800 SF
Total Available: 11,600 SF
Direct Lease: 11,600 SF
Sublease: 0 SF
Office: 11,600 SF
Retail: 11,600 SF
Min Divisible: 1,200 SF
Max Contiguous: 7,600 SF

LAND MEASUREMENTS:

Acres:
Frontage:
Depth:

PROPERTY INFORMATION:

Parcel No:
County: Madison
Zoning: C-5
Zoning By: Granite City
Complex: Walmart Plaza
Prior Use:

TIF: No
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No

Parking: 112
Surface Type: Asphalt
Traffic Count: 12,000 on IL-3
Property Tax:
Tax Year:

STRUCTURAL DATA:

Year Built: 2000
Rehab Year:
Floors: 1
Class:
Clearance Min: 9'
Clearance Max: 9'
Floor Drains:
Exterior: Concrete Block
Bay Spacing:
Sprinklers:

Listing Broker(s)

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