



ST. LOUIS COMMERCIAL REALTY

AMERICAN VILLAGE

1 AMERICAN VILLAGE
GRANITE CITY, IL 62040



FOR LEASE

- 5,118/SF ENDCAP FACING NAMEOKI ROAD
- NEWLY RENOVATED IN 2016
- LOCATED AT THE INTERSECTION OF NAMEOKI & FEHLING ROADS
- SHARED PARKING WITH CVS
- PYLON SIGNAGE AT INTERSECTION
- JOIN RAVANELLI'S RESTAURANT, WORLD FINANCE & DAVITA DIALYSIS
- FOR LEASE: \$12.00/SF NNN



DEMOGRAPHICS: 2015

	1 MILE	3 MILE	5 MILE
POPULATION:	9,880	37,719	57,285
HOUSEHOLDS:	4,198	15,317	22,593
AVG. HH INCOME:	\$59,423	\$55,468	\$52,184
TRAFFIC COUNTS:	8,933 VPD ON FEHLING ROAD & 21,542 VPD ON NAMEOKI ROAD		

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