

FOR LEASE

3401-3551 Nameoki Rd. | Granite City, IL. 62040

NAMEOKI COMMONS

1,135 – 69,000 S.F. Available

CONTACT BROKER FOR PRICING



SCAN HERE!



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of property. We recommend Lessee investigate fully.

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Property Information



PYLON SIGN



Property Features

Parcel Size	16.45 Acres
Building Size	155,821 Square Feet
Number of Buildings	7
Year Built	1969
Year Renovated	2004
Zoning	C-5 Highway Commercial District
Signage	Pylon Sign and Storefront Available
Parking Ratio	5.8 per 1,000 (919 parking spaces)
Traffic Count	24,000 Vehicles Per Day
Frontage	950 Feet

Property Overview

- Retail space available at Granite City's dominant shopping center, Nameoki Commons.
- Excellent positioning along Nameoki Road (24,000sf VPD) with signalized access.
- High-visibility with over 920 feet of frontage and sizable Pylon Sign.
- Granite City is the 2nd largest city in the Metro-East and a major manufacturing hub for the region. It's immediately proximate & accessible to the St. Louis MSA via McKinley Bridge & I-270.

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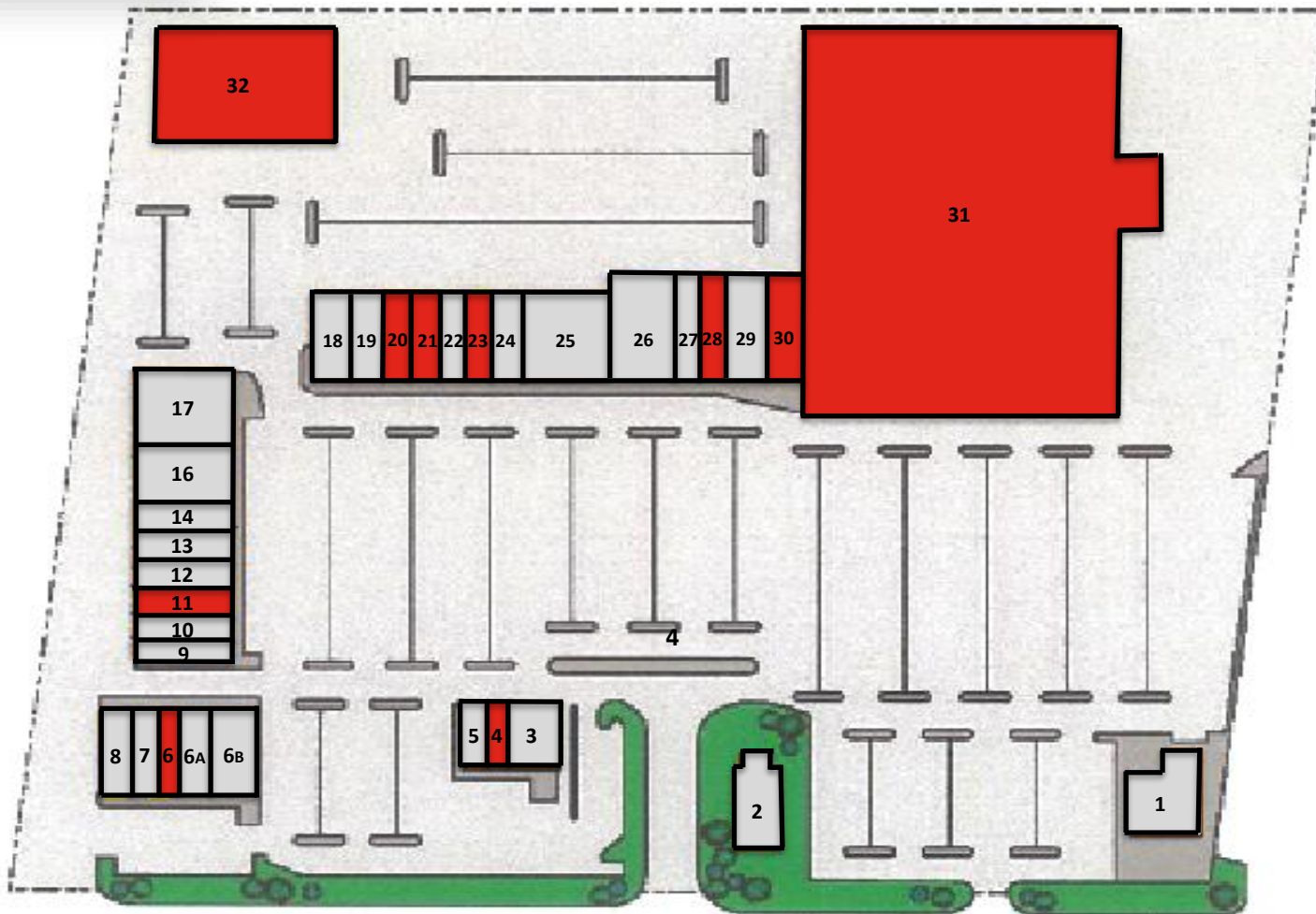
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Site Plan



Property Breakdown

1	Applebee's	3,826 SF
2	Arby's	3,400 SF
3	Verizon Wireless	1,700 SF
4	Available – Unit 3455	1,135 SF
5	AT&T	1,500 SF
6	Available – Unit 3405C	1,833 SF
6A	T-Mobile	1,833 SF
6B	Clarkson Eyecare	2,250 SF
7	HR Block	1,510 SF
8	Smoothy King	1,500 SF
9	Cricket Wireless	1,600 SF
10	3D Vapor	1,600 SF
11	Available – Unit 3429	2,000 SF
12	Freeway Insurance	1,200 SF
13	88 China	1,600 SF
14	Surge Staffing	1,600 SF
16	Don Chenco	4,800 SF
17	Club Fitness	6,000 SF
18	Penn Station	2,032 SF
19	Key Largo Tan	1,927 SF
20	Available – Unit 3469	4,800 SF
21	Available – Unit 3473	1,600 SF
22	My Nails	1,600 SF
23	Available – Unit 3477	1,600 SF
24	Sally Beauty Supply	1,600 SF
25	Blue Sky Dental	3,200 SF
26	Hibbett Sports	5,335 SF
27	Missouri Loans	1,500 SF
28	Available – Unit 3493	1,500 SF
29	CATO	4,000 SF
30	Available – Unit 3499	3,000 SF
31	Available – Unit 3521	69,000 SF
32	Available – Unit 3451	11,800 SF

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Demographics	1 Mile	2 Miles	3 Miles
Population	9,908	37,959	58,002
Daytime Population	8,709	34,822	51,959
Households	4,144	15,504	22,202
Average Household Income	\$63,123	\$58,826	\$56,032
Median Household Income	\$52,982	\$48,846	\$44,032



Location Overview

- 4-way signalized intersection in the middle of the center's frontage at its main entrance provides a high-profile main entrance to the center.
- Secure and enduring mix of nationally known and local tenants such as H&R Block, Version, AT&T, Cricket Wireless, Applebee's, GNC, T-Mobile, Arby's, Bank of America, Surge Staffing, Sally Beauty Supply, Hibbett Sports, Cato Fashions, and Great Clips.

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