

AMERICAN VILLAGE SHOPPING CENTER



SCAN HERE!



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**2-9 AMERICAN VILLAGE SHOPPING CENTER
GRANITE CITY, IL 62040
1,100-9,921 S.F. | \$12.00/S.F. N.N.N.**

PROPERTY INFORMATION



- NOW LEASING AT AMERICAN VILLAGE SHOPPING CENTER!
- PRIME RETAIL OPPORTUNITIES LOCATED AT GRANITE CITY'S "MAIN AND MAIN"
- MULTIPLE ACCESS POINTS (7) FROM NAMEOKI AND FEHLING ROADS
- PYLON SIGNAGE ON BOTH NAMEOKI AND FEHLING ROADS
- 9,921 S.F. RESTAURANT OPPORTUNITY
- JOIN CVS, US BANK AND AREA ANCHORS SUCH AS NAMEOKI COMMONS & GRANITE CITY HIGH SCHOOL

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,875	33,730	53,000
HOUSEHOLDS	4,368	14,852	22,489
AVERAGE HH INCOME	\$73,525	\$74,956	\$72,665



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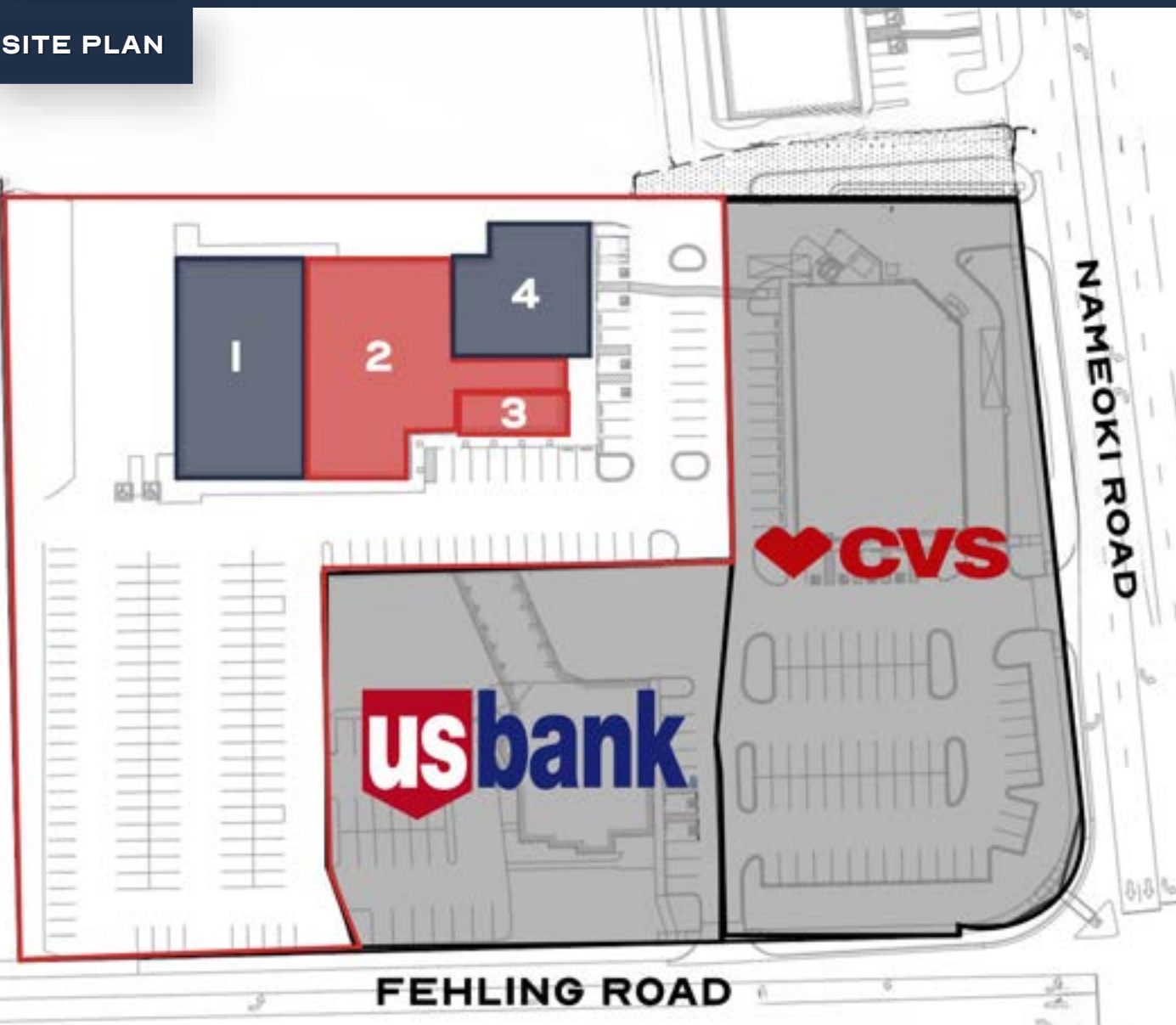
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SITE PLAN



AVAILABLE SPACES

SUITE	STATUS	TENANT
1	LEASED	DAVITA DIALYSIS
2	AVAILABLE	9,921 S.F.
3	AVAILABLE	1,100 S.F.
4	LEASED	LA TAPATILA MEXICAN GROCERY

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