



GRANITE CITY 2-PROPERTY PORTFOLIO

STEEL CITY PLAZA

3361 Fehling Road, Granite City, IL 62040

GREEN PROFESSIONAL PARK

2122-2132 Pontoon Road, Granite City, IL 62040

GRANITE CITY 2-PROPERTY PORTFOLIO

Manor real estate is pleased to present the opportunity to acquire a 100% fee simple interest in a two (2) property portfolio within Granite City, Illinois ("The Properties"), comprised of Steel City Plaza and Green Professional Park

Steel City Plaza is an established 15,600 square foot multi-tenant retail center with 84.6% occupancy. The center features a desirable mix of 7 tenants with uses including Imo's Pizza, a Nail Salon, Laundromat, Hair Salon and more.

Green Professional Park is a four (4) building office complex, each building measuring approximately 3,584 square feet. Green Professional Park is a tremendous value-add opportunity through lease-up of vacancy and/or sales of the individual buildings to end users.

The Properties are being offered **solely as a package** for \$2,150,000 (7.3% CAP).

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BLEND ED ECONOMICS:

\$2,150,000

Purchase Price

\$156,884

NOI

\$71

Price Per Square Foot

10

Existing Tenants

7.3%

CAP Rate

13,152

Available Square feet

29,936

Total Square Feet

1989 & 1999

Year Built

1.4 Miles

Distance Between Properties

GRANITE CITY



Walmart

SITE
GREEN PROFESSIONAL
PARK

W. PONTOON RD.

OLLIE'S
DOLLAR TREE
FAMILY DOLLARS
HIBBETT
FIVE BELOW
Applebee's
SMOOTHIE KING
AT&T
CVT

Ryler ACE
Hardware

SITE
STEEL CITY PLAZA

CVS pharmacy

JOHNSON RD.

Save
a lot
DOLLAR
GENERAL
AutoZone

Kraft Heinz

GRANITE CITY
HIGH SCHOOL

Schnucks

ST. CLAIR AVE.

3

3

LEWIS & CLARK BLVD.

MISSOURI AVE.

FENWICK ROAD

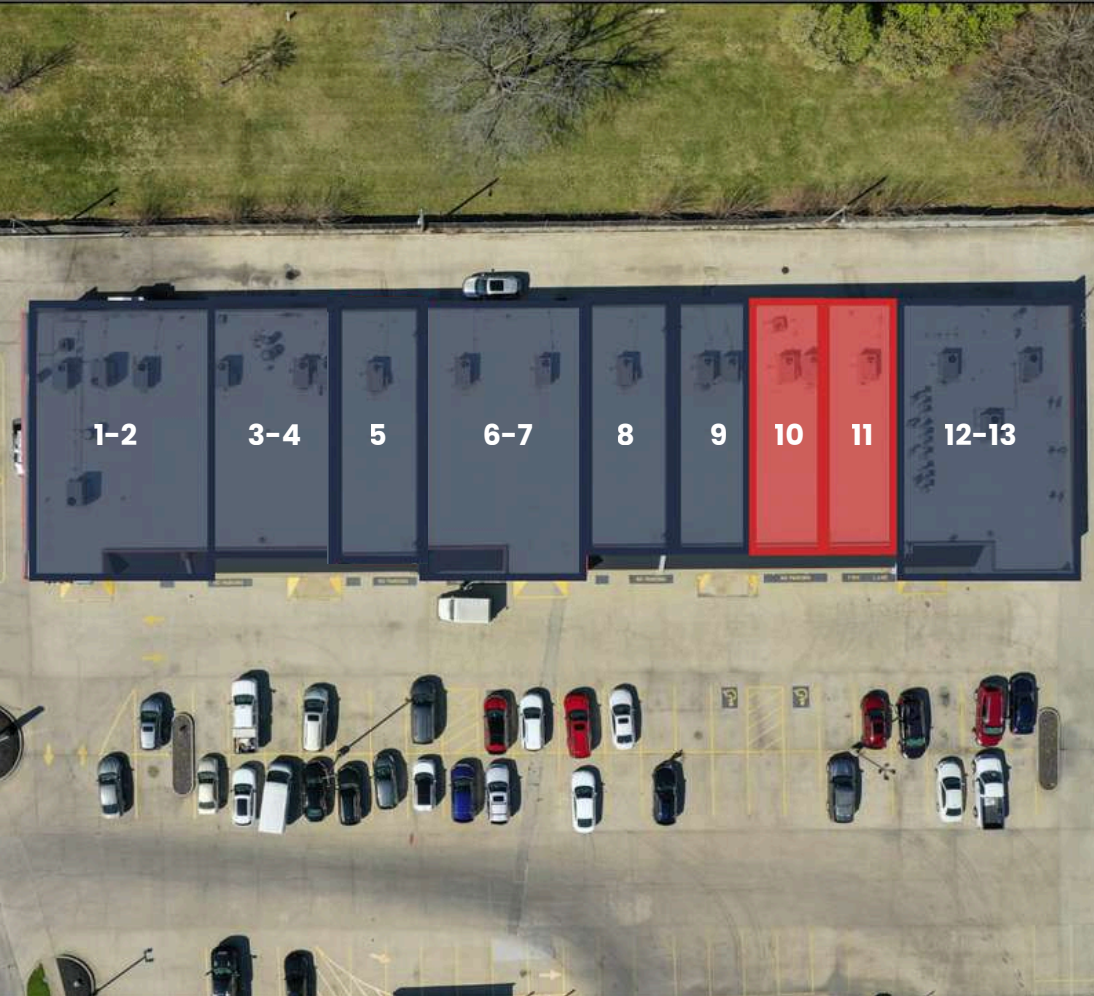
NAMEOK RD.

STEEL CITY PLAZA

GREEN PROFESSIONAL PARK



STEEL CITY PLAZA



TENANT PLAN

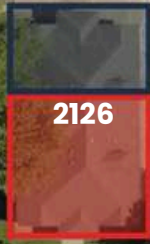
SUITE	TENANT	SIZE
1-2	Imo's Pizza	2,400 S.F.
3-4	Bouey's Southern	2,400 S.F.
5	Nail Salon	1,200 S.F.
6-7	Manhattan's	2,400 S.F.
8	Battle Scar Tattoo	1,200 S.F.
9	Erika & C. Salon	1,200 S.F.
10	AVAILABLE	1,200 S.F.
11	AVAILABLE	1,200 S.F.
12-13	Central Laundry	2,400 S.F.

GREEN PROFESSIONAL PARK

PONTOON ROAD



2122



2126



2128



2132

TENANT PLAN

SUITE	TENANT	SIZE
2122	AVAILABLE	3,584 S.F.
2126B	Flykutzz	1,000 S.F.
2126E	Tanglerz	1,000 S.F.
2126	AVAILABLE	2,586 S.F.
2128 B&C	DDJ Solutions	6,000 S.F.
2128	AVAILABLE	2,586 S.F.
2132	AVAILABLE	3,584 S.F.

RENT ROLL

STEEL CITY PLAZA

UNIT	TENANT	S.F.	PSF	EXPIRATION	% OCCUPIED	ANNUAL BASE RENT	EXPENSE RECOVERY
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PLEASE CONTACT BROKER FOR RENT ROLL

GREEN PROFESSIONAL PARK

UNIT	TENANT	S.F.	PSF	EXPIRATION	% OCCUPIED	ANNUAL BASE RENT	EXPENSE RECOVERY
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PLEASE CONTACT BROKER FOR RENT ROLL

ECONOMIC SUMMARY

STEEL CITY PLAZA

CURRENT

POTENTIAL RENTAL INCOME	\$	176,400.00	
LESS: VACANCY	\$	-	
EFFECTIVE RENTAL INCOME	\$	176,400.00	
PLUS: EXPENSE RECOVERY	\$	36,000.00	
GROSS OPERATING INCOME	\$	212,400.00	
TAXES:	\$	22,340.00	2025
INSURANCE:	\$	8,675.00	2025
CAM:	\$	17,500.00	2025
NET OPERATING INCOME:	\$	163,885.00	

	<u>2025</u>
TAXES	\$ 1.43
INSURANCE	\$ 0.56
CAM	\$ 1.12
TOTAL:	\$ 3.11

TOTAL BASIS: \$ 1,700,000.00

LOAN TERMS:
DOWN PAYMENT \$ 340,000.00

INTEREST RATE 6.25%

AMORT 25

LOAN AMOUNT: \$ 1,360,000.00

	(Annually)	(Monthly)
ANNUAL DEBT SERVICE:	(\$108,928.68)	(\$9,077.39)
CASH FLOW AFTER DEBT SVC:	\$54,956.32	\$4,579.69

CAP RATE 9.64%

BUILDING: \$ 108.97

GREEN PROFESSIONAL PARK

CURRENT

POTENTIAL RENTAL INCOME	\$	28,200.00	
LESS: VACANCY	\$	-	
EFFECTIVE RENTAL INCOME	\$	28,200.00	
PLUS: EXPENSE RECOVERY	\$	-	
GROSS OPERATING INCOME	\$	28,200.00	
TAXES:	\$	24,881.00	2025
INSURANCE:	\$	6,420.00	2025
CAM:	\$	3,900.00	2025
NET OPERATING INCOME:	\$	(7,001.00)	

	<u>2025</u>
TAXES	\$ 1.59
INSURANCE	\$ 0.41
CAM	\$ 0.25
TOTAL:	\$ 2.26

TOTAL BASIS: \$ 450,000.00

BUILDING: \$ 31.39

FINANCIAL SUMMARY

STEEL CITY PLAZA		GREEN PROFESSIONAL PARK	
Price	\$1,700,000	Price	\$450,000
Cap Rate	9.64%	Cap Rate	N/A
NOI	\$163,885	NOI	(\$7,001)
Total S.F.	15,600	Total S.F.	14,336
Price Per S.F.	\$108.97	Price Per S.F.	\$31.39
Occupancy:	84.61%	Occupancy:	21%
Triple Nets	\$3.11	Triple Nets	\$2.26
Total Land Area	1.3 Acres	Total Land Area	1.23 Acres
Year Built	1989	Year Built	1999
Number of Suites	13	Number of Suites	4
County	Madison	County	Madison
State	Illinois	State	Illinois
City	Granite City	City	Granite City

GRANITE CITY

The Metro East region of St. Louis, Illinois encompasses eight counties on the eastern side of the Mississippi River and is home to over 500,000 residents as of 2024, making it one of the most populous metro areas in Illinois.

The Metro East economy offers employment across a wide range of sectors and has seen notable growth in recent years. In 2024, the workforce in the 14-county region that includes the Metro East area increased by 2.16%, outpacing the national growth rate of 1.7%.

According to the Bureau of Labor Statistics, job gains have been particularly strong in the Metro East, with Madison County adding nearly 4,000 workers over the past year. Leisure and hospitality led the way as the fastest-growing industry in the region, contributing almost 12,000 new jobs across the Metro East during this period.

Major regional employers include Scott Air Force Base, Amazon fulfillment centers, and Southern Illinois University Edwardsville — all of which contribute to ongoing community development and workforce stability.

Strategically located near major interstates and transportation networks, Metro East offers businesses and residents easy access to downtown St. Louis while maintaining more affordable operating and living costs than many larger U.S. metropolitan markets.

The region's balance of quality of life, economic opportunity, and central location makes it a compelling choice for families, employers, and investors alike — combining metropolitan access with the character and charm of Illinois communities.



GRANITE CITY

Granite City is located in Madison County, Illinois, with approximately 29,000 residents as of 2025. The city features a blend of locally owned businesses, national retailers, and neighborhood amenities, offering residents convenient access to dining, shopping, and recreation.

Just minutes from downtown St. Louis, Granite City is near major highways including Interstates 55, 64, 70, and 255. Its central location makes it a practical and accessible choice for commuters while maintaining a strong sense of community.



**Lambert
Airport**

17 miles



**Downtown
STL**

9 miles



**Locust Central
Business District**

7 miles



Non-Disclosure & Confidentiality Agreement

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