

RETAIL PROPERTY FOR LEASE

Crossroads Plaza

3995 NAMEOKI ROAD, GRANITE CITY, IL 62040



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Presented By:

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Jeff Eisenberg
& associates



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EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|----------------------|
| Available SF: | 1,000 - 8,600 SF |
| Lease Rate: | \$12.00 SF/yr (NNN) |
| Lot Size: | 13.9 Acres |
| Year Built: | 1996 |
| Building Size: | 145,292 |
| Zoning: | Commercial |
| Municipality: | Metro East St. Louis |
| Submarket: | Granite City, IL |
| Traffic Count: | 20,300 |

PROPERTY OVERVIEW

Six retail spaces currently available ranging in size from 1,000 to 8,600 square feet. Crossroads Plaza provides excellent visibility, ample parking and is easily accessible with a signalized intersection. Neighboring tenants include Ruler Foods, Family Dollar, Dollar Tree, Pizza Hut and more. Ace Hardware coming soon!

LOCATION OVERVIEW

Granite City is a city in Madison County, Illinois, within the Greater St. Louis metropolitan area. Located just 15 minutes from downtown St. Louis, Granite City is the second-largest city in the Metro East and Southern Illinois regions, behind Belleville.

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PROPERTY DETAILS

LEASE RATE

\$12.00 SF/YR

LOCATION INFORMATION

| | |
|------------------|---|
| Building Name | Crossroads Plaza |
| Street Address | 3995 Nameoki Road |
| City, State, Zip | Granite City, IL 62040 |
| County/Township | Madison |
| Municipality | Metro East St. Louis |
| Submarket | Granite City, IL |
| Cross Streets | Nameoki (Hwy. 203) & Pontoon Road |
| Nearest Highway | I-270, I-255 |
| Nearest Airport | Lambert St. Louis International, Mid America Airport |

BUILDING INFORMATION

| | |
|------------------|------------|
| Building Size | 145,292 SF |
| Occupancy % | 79% |
| Tenancy | Multiple |
| Number Of Floors | 1 |
| Year Built | 1996 |
| Free Standing | No |
| Signage | Pylon |

PROPERTY DETAILS

| | |
|----------------------|-----------------------|
| Property Type | Retail |
| Property Subtype | Community Center |
| Zoning | Commercial |
| Lot Size | 13.9 Acres |
| APN# | 22-1-20-08-06-101-029 |
| Corner Property | no |
| Traffic Count | 20,300 |
| Traffic Count Street | Nameoki |

PARKING & TRANSPORTATION

| | |
|----------------|---------|
| Street Parking | No |
| Parking Type | Surface |

OPERATING EXPENSES

| | |
|-----------|--------|
| CAM | \$1.30 |
| Taxes | \$1.80 |
| Insurance | \$0.27 |
| Total | \$3.37 |

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TENANT LIST

| TENANT NAME | UNIT NUMBER | UNIT SIZE (SF) | LEASE END | ANNUAL RENT | PRICE PER SF/YR |
|------------------------|-------------|----------------|------------|------------------|-----------------|
| Ace Hardware | 1A | 18,450 | | \$0 | \$0.00 |
| Ace Hardware | 1B | 20,894 | 8/31/2029 | \$83,576 | \$4.00 |
| Dollar Tree | 1C | 24,921 | 3/28/2023 | \$132,081 | \$5.30 |
| Family Dollar | 2&3 | 8,922 | 12/31/2018 | \$53,978 | \$6.05 |
| Tegan's Pub | 4&5 | 6,380 | 8/31/2023 | \$58,568 | \$9.18 |
| Available | 6A | 1,800 | | \$0 | \$0.00 |
| Available | 6B | 1,800 | | \$0 | \$0.00 |
| #1 Nails | 14 | 1,800 | 8/31/2023 | \$21,888 | \$12.16 |
| Security Group Inc. | 15 | 1,800 | MTM | \$19,494 | \$10.83 |
| Kyle's Baseball | 16 | 3,541 | 4/30/2008 | \$22,556 | \$6.37 |
| Available | 18 | 1,000 | | \$0 | \$0.00 |
| National Rent to Own | 19 | 7,386 | 6/23/2023 | \$59,974 | \$8.12 |
| Subway | 20 | 2,449 | 8/31/2023 | \$23,094 | \$9.43 |
| Pizza Hut | 21A | 4,410 | 9/30/2021 | \$37,794 | \$8.57 |
| Available | 21B | 8,370 | | \$0 | \$0.00 |
| Kroger | 22A | 18,000 | 8/6/2021 | \$99,000 | \$5.50 |
| Available | 22B | 8,600 | | \$0 | \$0.00 |
| Long John Silver | 3717 | 1,780 | 12/31/2021 | \$33,001 | \$18.54 |
| Processor's Industrial | ATM | 450 | MTM | \$5,400 | \$12.00 |
| Totals/Averages | | 142,753 | | \$650,404 | \$4.56 |

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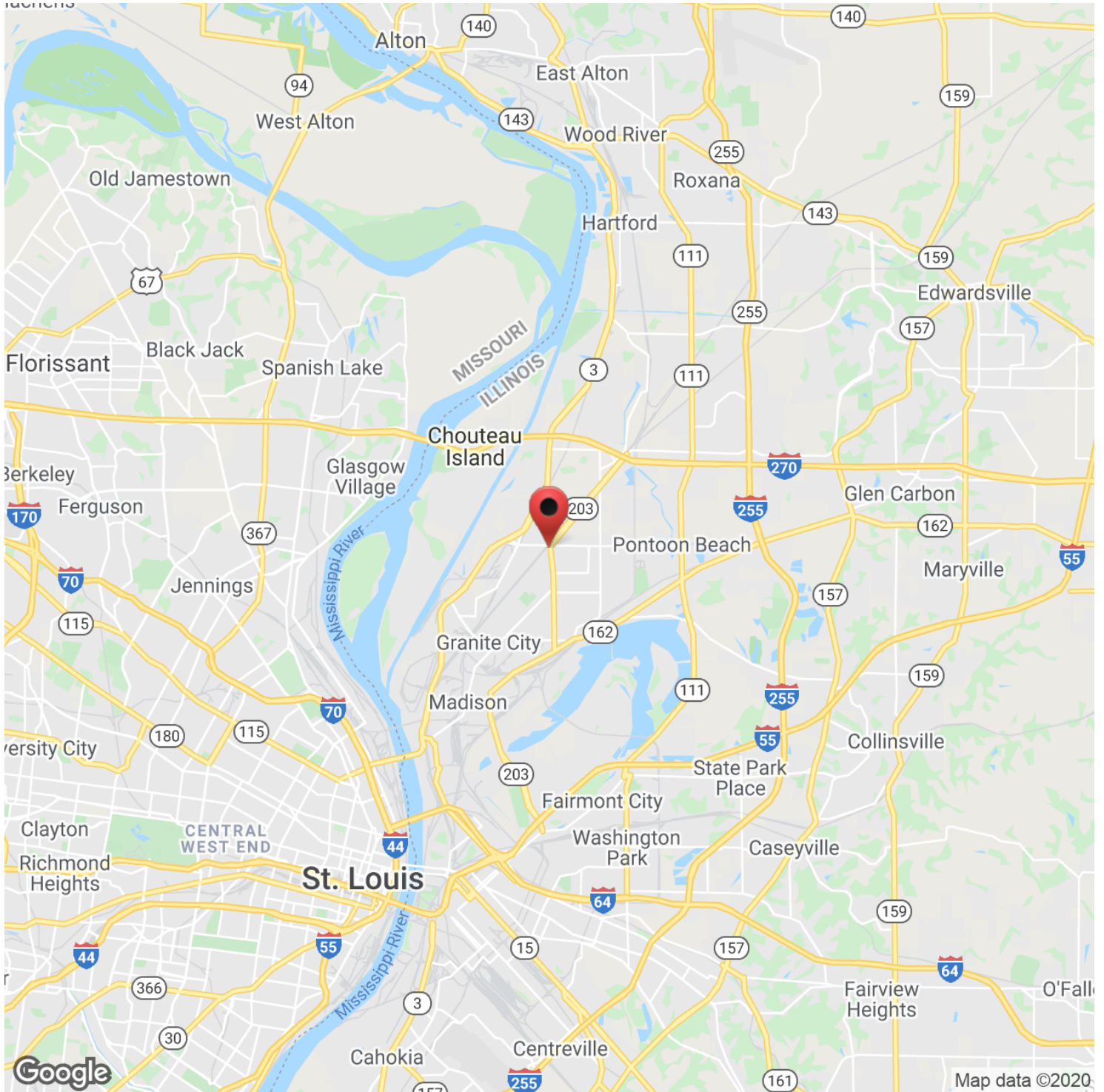
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REGIONAL MAP



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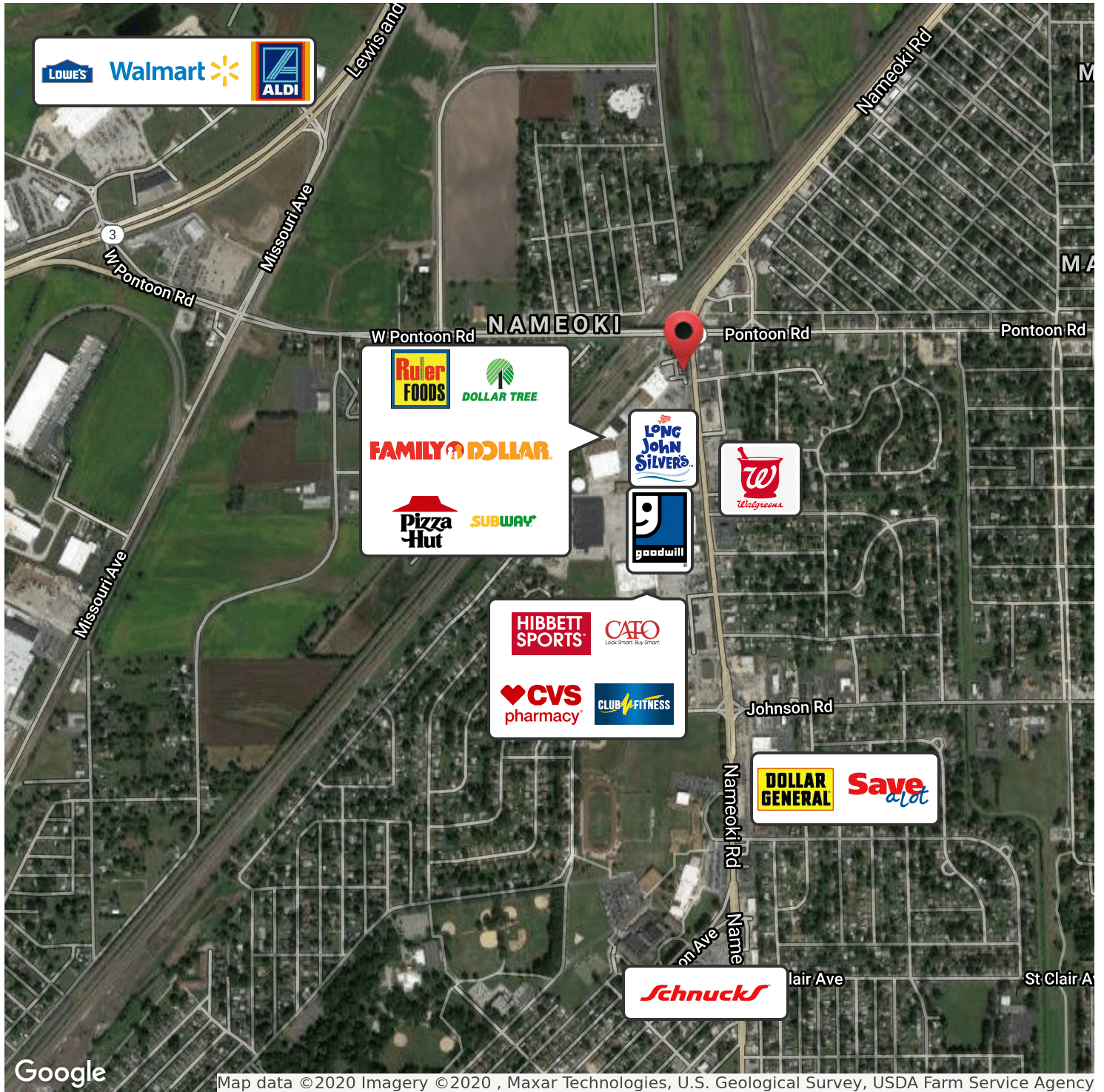
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RETAILER MAP



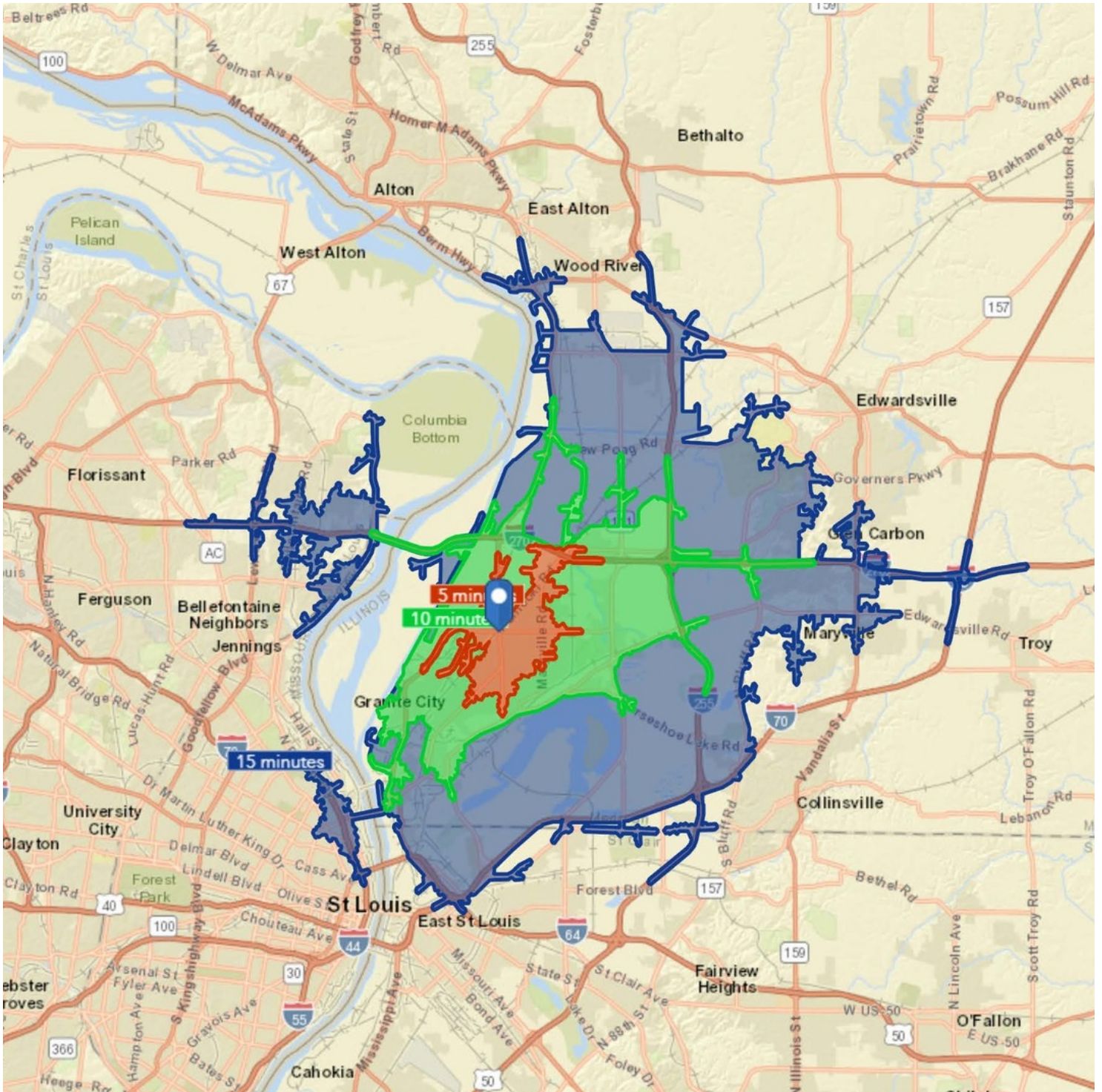
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DRIVE TIME MAP - 5, 10, 15 MINUTES



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DEMOGRAPHIC OVERVIEW - 3 MILES

KEY FACTS

37,401

Population



Average Household Size

40.3

Median Age

\$49,837

Median Household Income

EDUCATION

11%

No High School Diploma



39%

High School Graduate



36%

Some College



13%

Bachelor's/Grad/Prof Degree

BUSINESS



1,050

Total Businesses



13,235

Total Employees

EMPLOYMENT



50%

White Collar



32%

Blue Collar



19%

Services

6.3%

Unemployment Rate

INCOME



\$49,837

Median Household Income



\$24,306

Per Capita Income



\$68,282

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (21.5%)

The smallest group: \$200,000+ (1.2%)

| Indicator | Value | Difference | |
|-----------------------|-------|------------|--|
| <\$15,000 | 16.6% | +4.0% | |
| \$15,000 - \$24,999 | 10.6% | +1.3% | |
| \$25,000 - \$34,999 | 11.0% | +1.2% | |
| \$35,000 - \$49,999 | 11.9% | +1.1% | |
| \$50,000 - \$74,999 | 21.5% | +1.9% | |
| \$75,000 - \$99,999 | 13.1% | -0.6% | |
| \$100,000 - \$149,999 | 10.8% | -4.6% | |
| \$150,000 - \$199,999 | 3.3% | -1.8% | |
| \$200,000+ | 1.2% | -2.5% | |

Bars show deviation from
Madison County

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