SUITE B



1,000 SF RETAIL SPACE AVAILABLE

SUITE G



2,040 - 14,500 CONTIGUOUS SF AVAILABLE

FOR LEASE

3675 Nameoki Rd., Granite City, IL

NAMEOKI PLAZA

LEASE RATES:

SUITE B: $16/SF, NNN

SUITE G: $10-$16/SF, NNN



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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

3675 Nameoki Rd., Granite City, IL

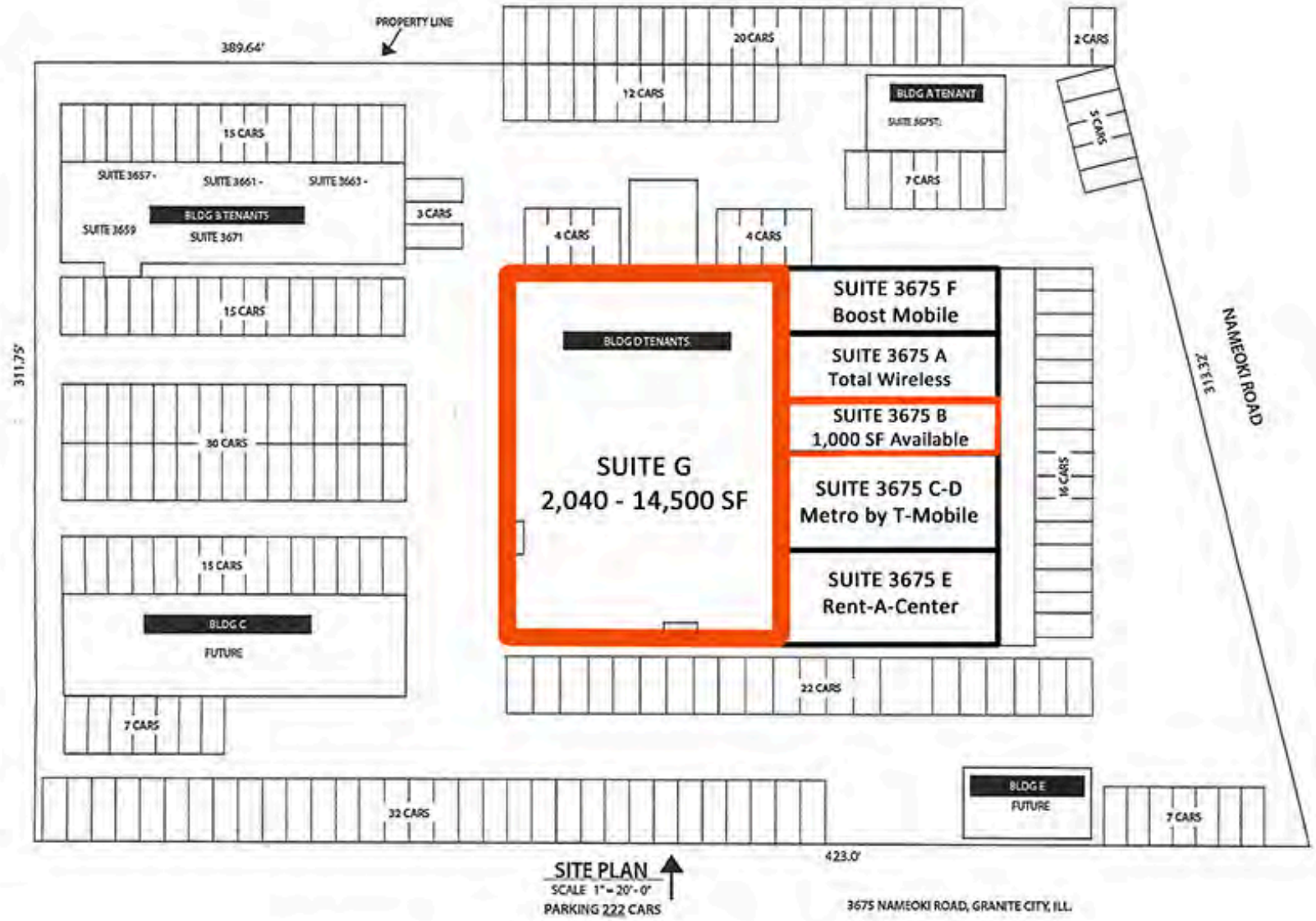


LOCATION OVERVIEW

Located in a high-visibility, high-traffic retail hub next to Nameoki Commons, the center benefits from a strong surrounding tenant mix. Nearby retailers include Ollie's Bargain Outlet, Dollar Tree, Applebee's, Arby's, Hibbett Sports, and many others.

SITE PLAN

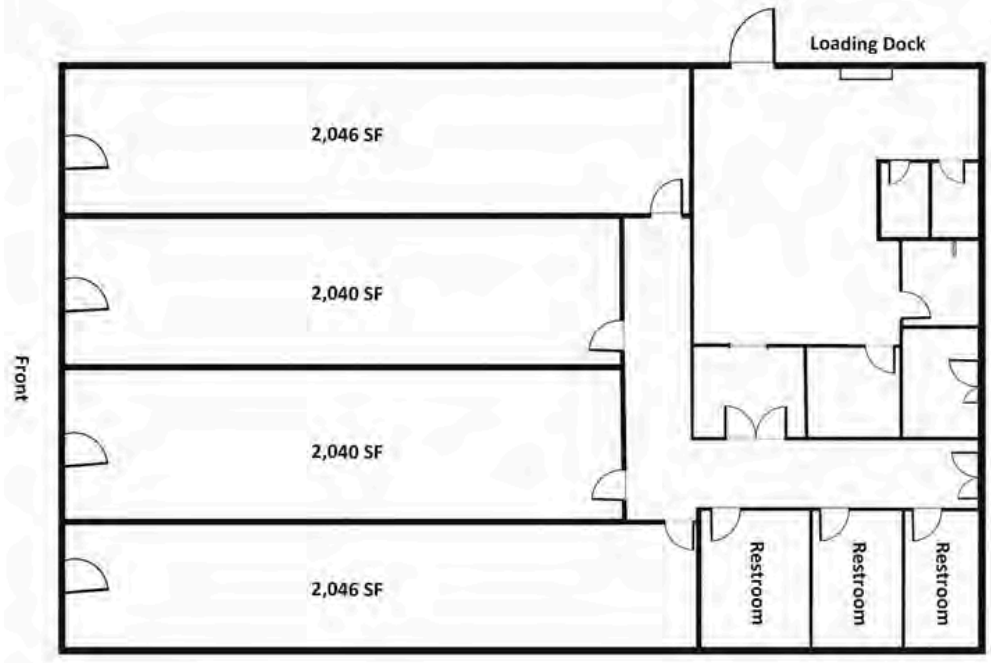
3675 Nameoki Rd., Granite City, IL

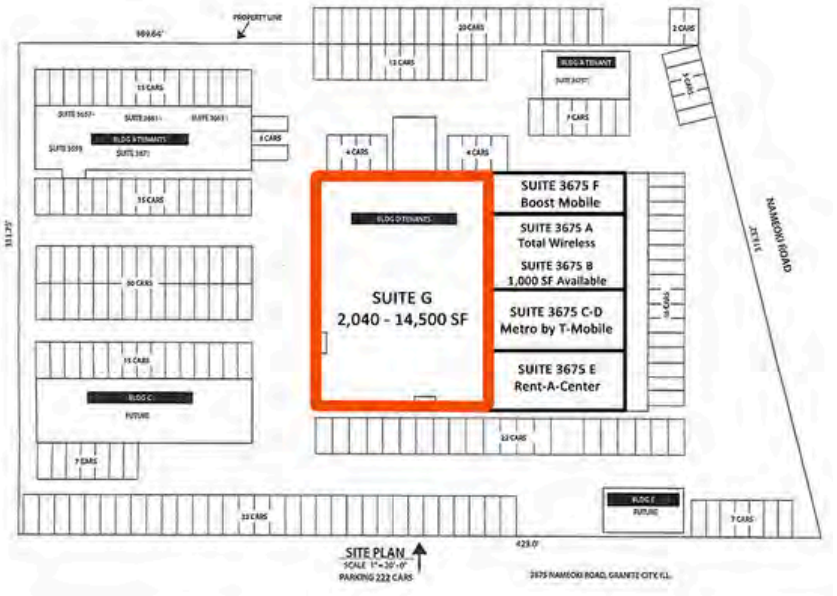


SUITE G / IMAGES & BUILDOUT

3675 Nameoki Rd., Granite City, IL







OFFICE/RETAIL SUMMARY

3675 NAMEOKI RD., GRANITE CITY, IL

LISTING # 2674

LOCATION DETAILS:

Parcel #	22-1-20-08-10-101-006
County:	Madison
Zoning:	C-5 - Granite city

PROPERTY OVERVIEW:

Building SF:	25,696
Vacant SF:	15,500
Usable Sqft:	15,500
Min Divisible SF:	1,000
Max Contig SF:	14,500
Office SF:	15,500
Retail SF:	15,500
Signage:	Building,Marquee
Lot Size:	1.41 Acres
Frontage:	229
Depth:	423
Parking Spaces:	60
Parking Surface Type:	Asphalt

STRUCTURAL DATA:

Year Built:	1965
Renovated:	2025
Ceilings:	10'-12'



LEASE INFORMATION:

Lease Rate:	$10.00 - $16.00
Lease Type:	NNN
NNN Expenses:	$4.00

FINANCIAL INFORMATION:

Taxes:	$33,463.00
Tax Year:	2024

DEMOGRAPHICS:

Traffic Count:	14,200

PROPERTY DESCRIPTION:

Retail & Restaurant Space Available – Nameoki Plaza

Suite G (2,040–14,500 SF)
Highly adaptable contiguous space previously occupied by Goodwill. Excellent footprint for anchor retail, discount concepts, showroom users, or multi-tenant configurations

Suite B (1,000 SF)
Freshly updated suite ready for immediate occupancy.

The property improvements that the center has undergone are recent renovations, and the parking lot was fully sealed and refreshed in mid-2025. The current tenant mix is

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