FOR LEASE
(2) OFFICE/RETAIL SUITES

3908 Maryville Rd., Granite City, IL 62040



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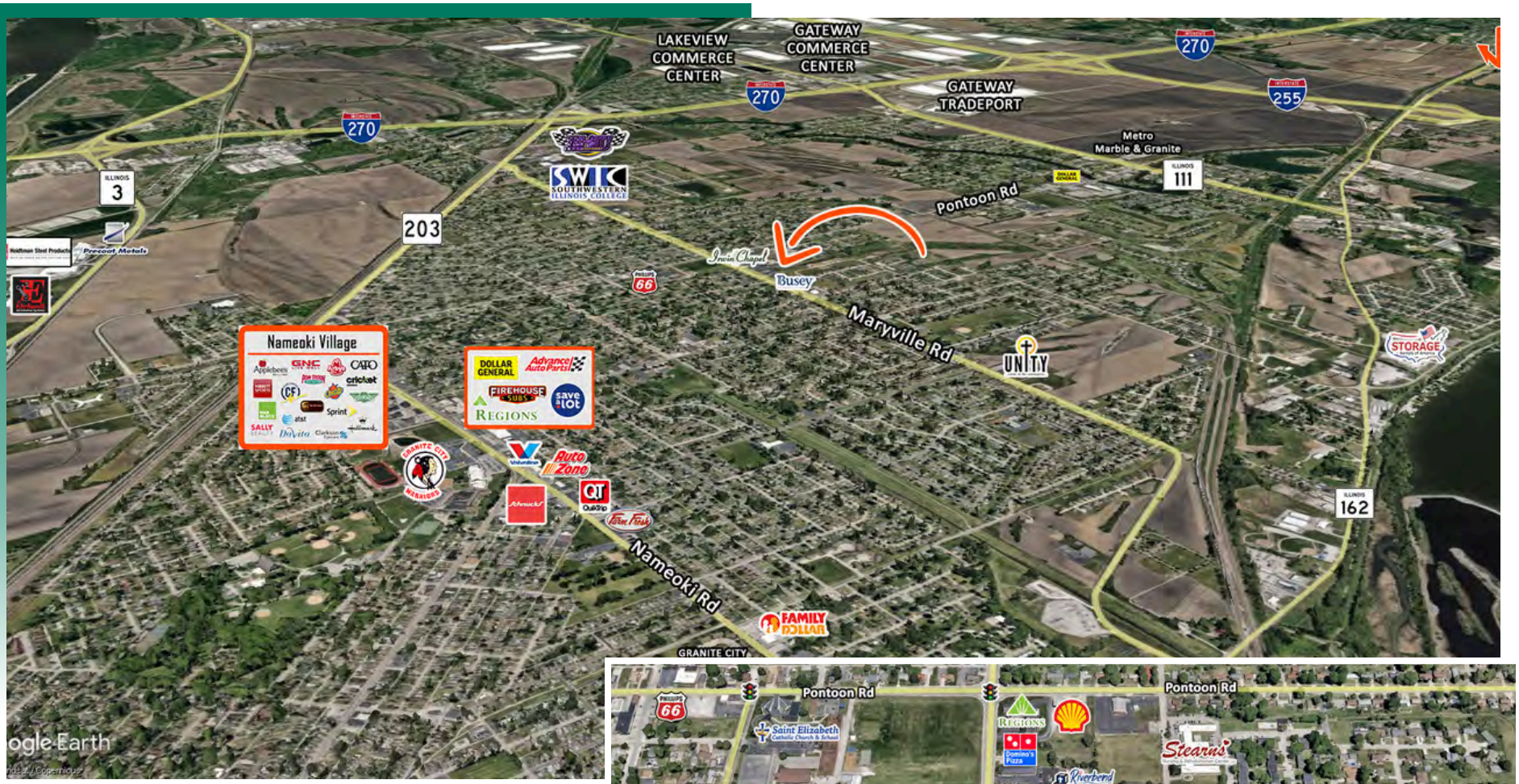
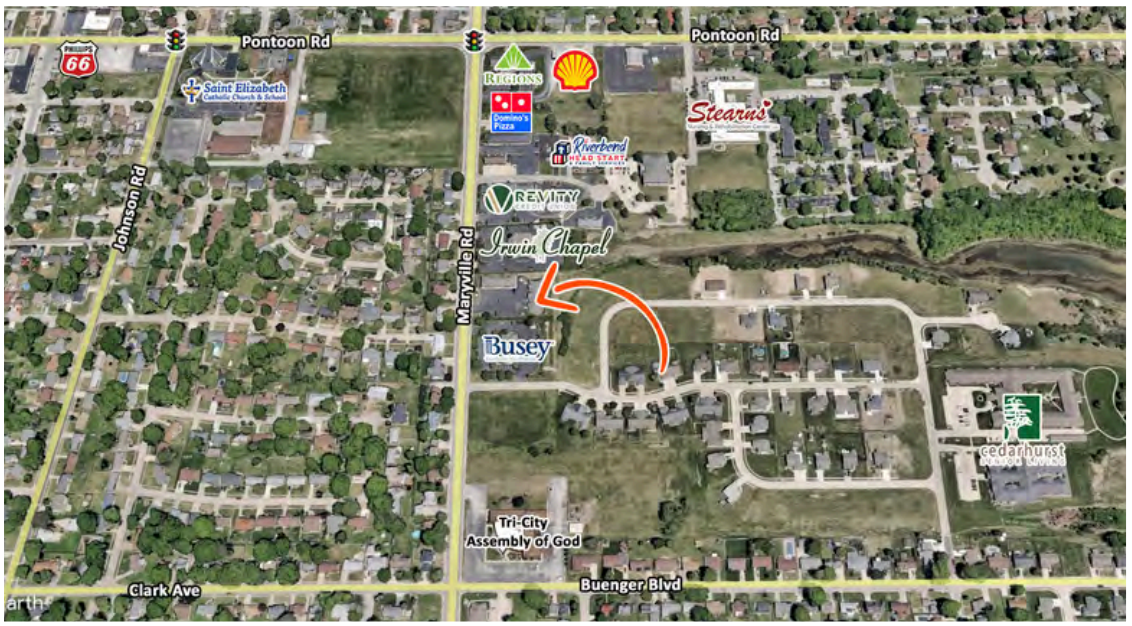
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

3908 Maryville Rd., Granite City, IL





LOCATION OVERVIEW

Located near the intersection of Maryville Rd. and Pontoon Rd. with easy access to IL Route 203 and I-270.

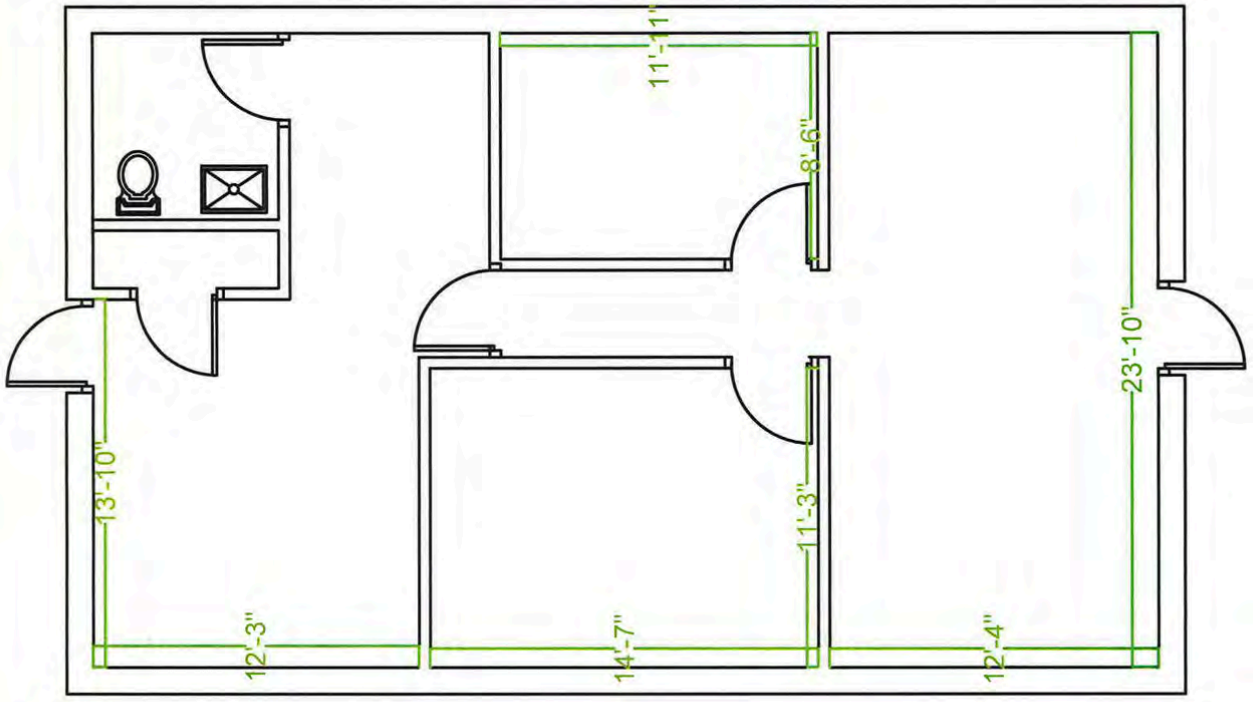
FLOOR PLAN - SUITE 1

3908 Maryville Rd., Granite City, IL



1,032 SF
OFFICE/RETAIL SUITE

- Reception Area
- (2) Private Offices
- Open Work Space
- Restroom

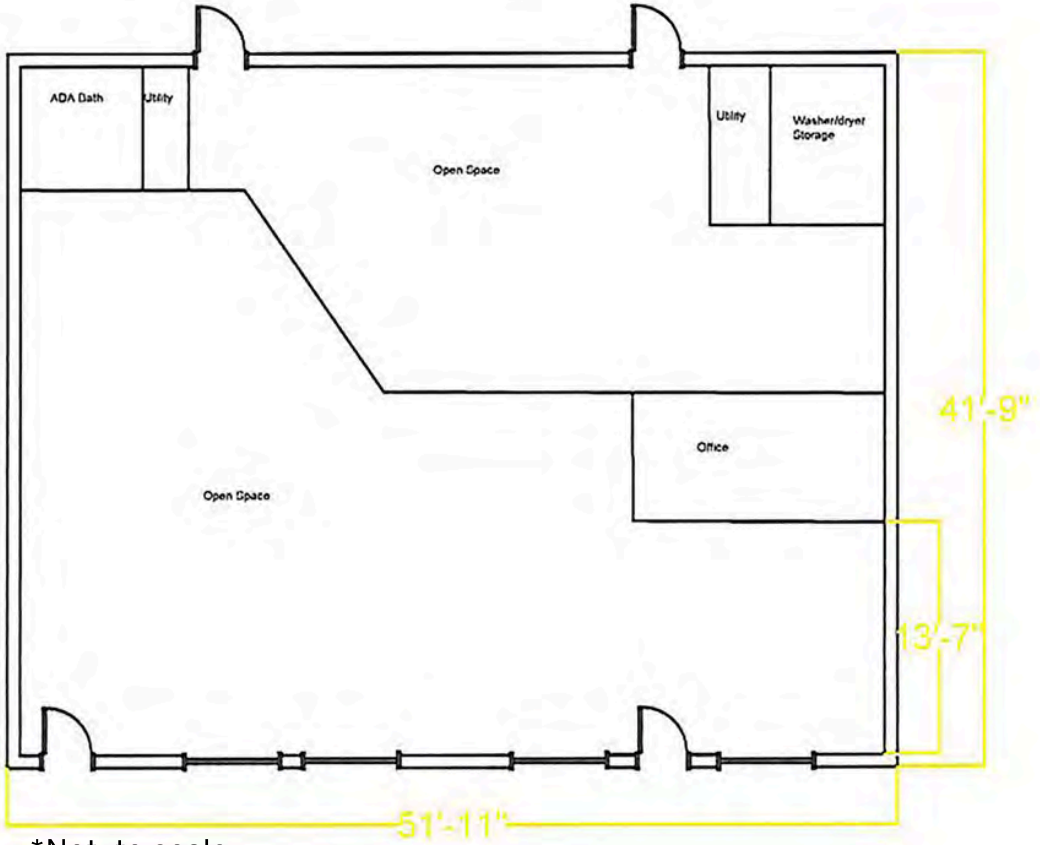


*Not to scale

FLOOR PLAN - SUITE 2

3908 Maryville Rd., Granite City, IL





*Not to scale

2,168 SF
OFFICE/RETAIL SUITE

- Mostly open floor plan
- Private Office
- ADA Restroom
- Storage & Utility Rooms

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OFFICE/RETAIL SUMMARY

3908 MARYVILLE RD

LISTING # 2281

LOCATION DETAILS:

Parcel #	22-2-20-09-07-201-035
County:	IL - Madison
Zoning:	C-6

PROPERTY OVERVIEW:

Building SF:	5,250
Vacant SF:	3,200
Min Divisible SF:	1,032
Max Contig SF:	3,200
Office SF:	3,200
Retail SF:	3,200
Signage:	Yes
Lot Size:	0.58 Acres
Frontage:	200
Depth:	126
Parking Spaces:	20
Parking Surface Type:	Asphalt

STRUCTURAL DATA:

Year Built:	2003



LEASE INFORMATION:

Lease Rate:	$9.00/SF
Lease Type:	NNN
NNN Expenses:	$3.50

FINANCIAL INFORMATION:

Taxes:	$11,020.00
Tax Year:	2023

DEMOGRAPHICS:

Traffic Count:	8000

PROPERTY DESCRIPTION:

Office/Retail Building with approximately 124' of store frontage. The space features a mostly open floor plan that is easily adaptable for multiple uses. Large signage on Maryville Road.
Suite 1: 1,032 SF Office/Retail Suite
Suite 2: 2,168 SF Office/Retail Suite
Suite 3: Leased

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