

NAMEOKI COMMONS



RECENTLY ADDED:



**FOR LEASE . RETAIL SPACE
3401 - 3551 NAMEOKI ROAD . GRANITE CITY . ILLINOIS**

SPACE AVAILABLE IN SHOP 'N SAVE ANCHORED DEVELOPMENT ON BUSY NAMEOKI ROAD.

L³ CORPORATION
COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 130
SAINT LOUIS . MISSOURI . 63141
314.469.7400 . WWW.L3CORP.NET




MARKET OVERVIEW



Granite City, located in Madison County, Illinois, is the second largest city in the Metro East and Southern Illinois regions. Officially founded in 1896, Granite City was named by the Niedringhaus brothers, William and Frederick, who established it as a steel making company town for the manufacture of kitchen utensils made to resemble granite. Granite City also has a well-trained workforce, a business-friendly atmosphere, strong infrastructure including multiple rail lines, a stellar port district on the Mississippi River, easy access to four major interstates (going in all directions) and is less than 25 minutes away from Lambert International Airport in St. Louis. Granite City's leading employers include U.S. Steel, ASF-Keystone/Amsted Rail, Gateway Regional Medical Center, Granite City School District #9 and Kraft Foods.

Granite City is where art and industry meet. In the past few years, the downtown area has become home to several exciting new businesses, all anchored by the new Granite City Cinema. Additionally, the Granite City Historical Society is located in the Emmert-Zipple House which is also home to the Old Six Mile Museum. The home, built in 1830 by the Emmert family, one of Granite City's first families, is on the National Register of Historical Places. The museum highlights the history of the Granite City area which used to be known as Six Mile Prairie because it is located six miles from St. Louis. Another historically significant museum is the Old Fire Engine Museum which has antique firefighting equipment and memorabilia on display and is located in Downtown Granite City.



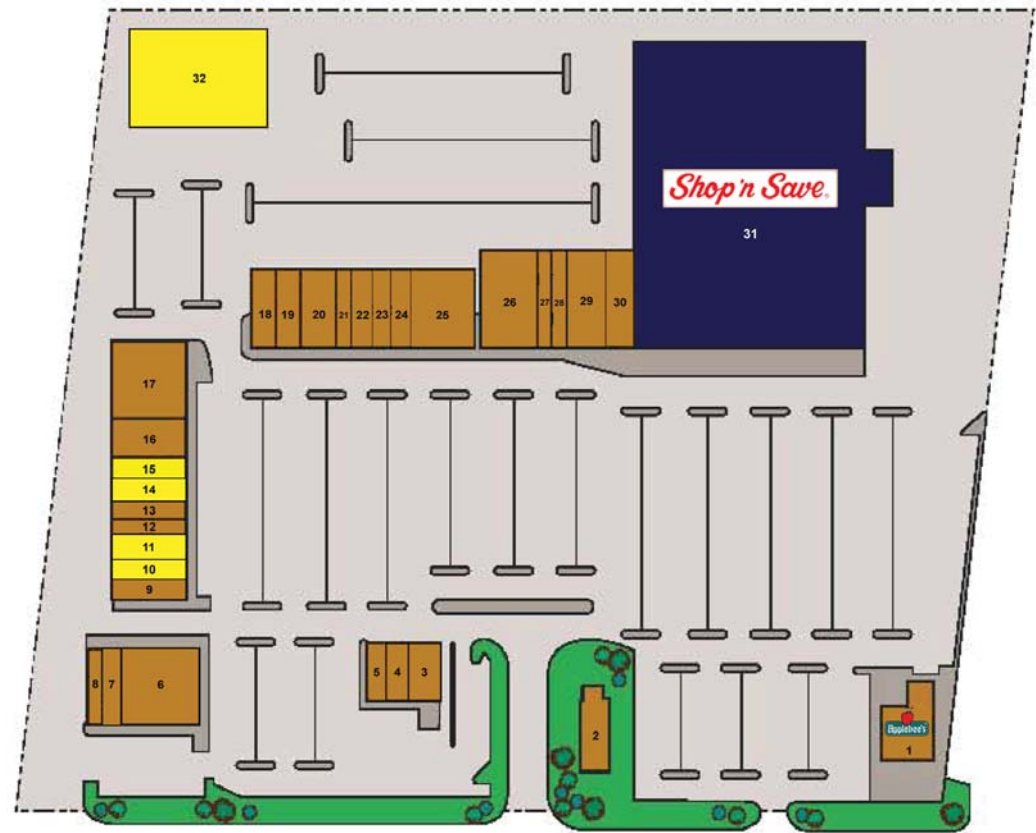
| | | | | |
|---------------|---|---------------------------|----------------------------|----------------------------|
| POPULATION |  | <u>1 MILE</u> 10,477 | <u>3 MILES</u> 39,267 | <u>5 MILES</u> 57,900 |
| HOUSEHOLDS |  | <u>1 MILE</u> 4,657 | <u>3 MILES</u> 16,671 | <u>5 MILES</u> 23,907 |
| AVG HH INCOME |  | <u>1 MILE</u> \$55,220 | <u>3 MILES</u> \$52,100 | <u>5 MILES</u> \$50,039 |

L³ CORPORATION
COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 150
SAINT LOUIS . MISSOURI . 63141
314.469.7400 . WWW.L3CORP.NET

S I T E P L A N

| NAMEOKI COMMONS 155,421 SF | | |
|-------------------------------|-----------------------|------------------|
| Suite | Tenant | Area |
| 1 | Applebee's | 3,826 SF |
| 2 | Arby's | 3,400 SF |
| 3 | Verizon Wireless | 1,700 SF |
| 4 | GNC | 1,135 SF |
| 5 | AT&T | 1,500 SF |
| 6 | Wingstop | 1,833 SF |
| 6A | Sprint | 1,833 SF |
| 6B | Clarkson Eyecare | 2,250 SF |
| 7 | H&R Block | 1,510 SF |
| 8 | Church's Chicken | 1,500 SF |
| 9 | Cricket Wireless | 1,600 SF |
| 10 | AVAILABLE | 1,600 SF |
| 11 | AVAILABLE | 2,000 SF |
| 12 | Yellow Key Insurance | 1,200 SF |
| 13 | China King | 1,600 SF |
| 14 | AVAILABLE | 1,600 SF |
| 15 | AVAILABLE | 1,600 SF |
| 16 | El Torero | 3,200 SF |
| 17 | Club Fitness | 6,000 SF |
| 18 | Penn Station | 2,073 SF |
| 19 | Key Largo Tan | 1,927 SF |
| 20 | Hallmark | 4,800 SF |
| 21 | Do Ce Rok | 1,600 SF |
| 22 | My Nails | 1,600 SF |
| 23 | UPS Store | 1,600 SF |
| 24 | Sally Beauty Supply | 1,600 SF |
| 25 | Blue Sky Dental | 3,200 SF |
| 26 | Hibbett Sports | 5,335 SF |
| 27 | Missouri Payday Loans | 1,500 SF |
| 28 | Great Clips | 1,500 SF |
| 29 | CATO | 4,000 SF |
| 30 | Payless Shoe Source | 3,000 SF |
| 31 | Shop 'N Save | 69,000 SF |
| 32 | AVAILABLE | 11,800 SF |



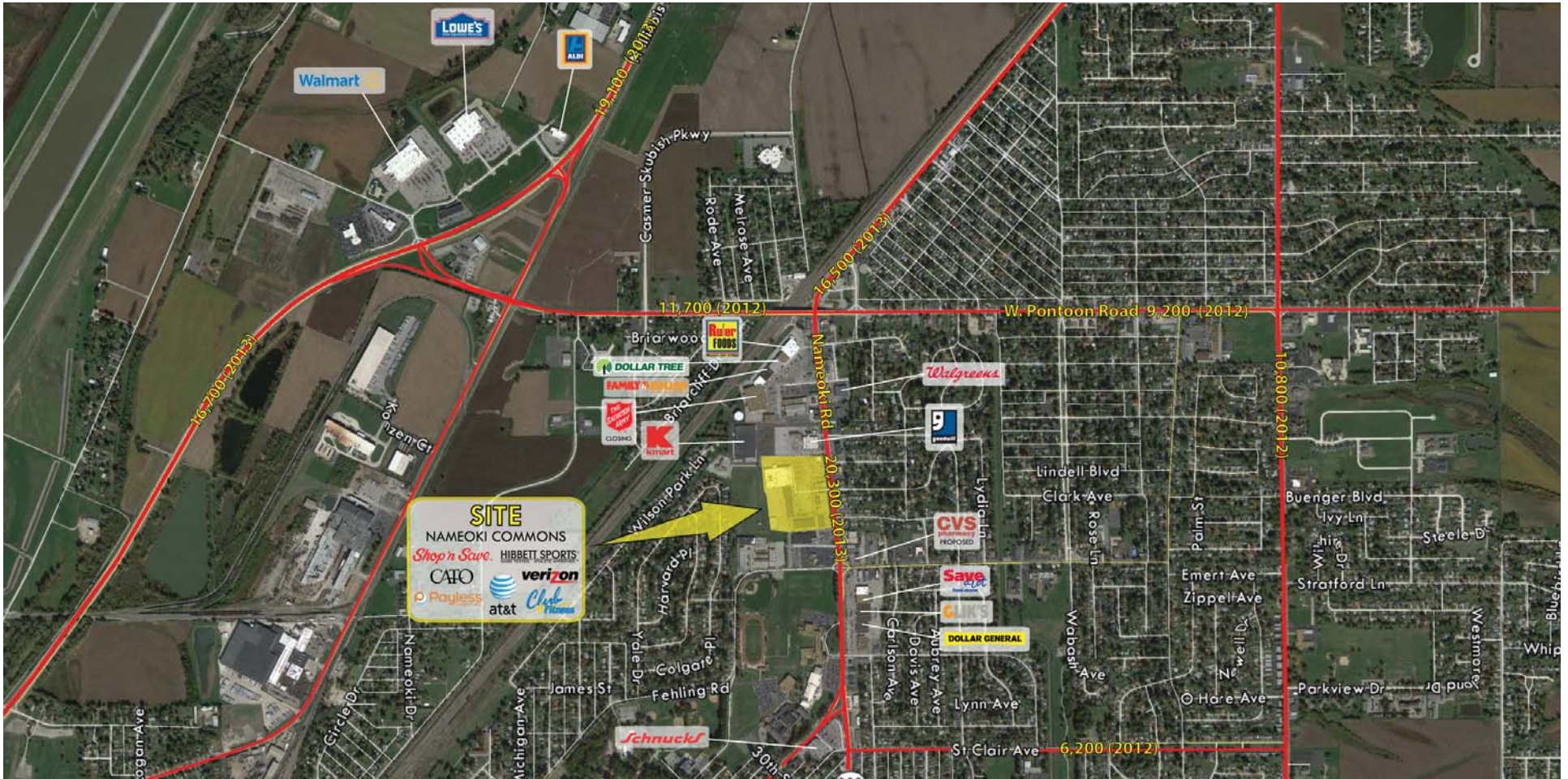
NAMEOKI STREET

- SHOP 'N SAVE ANCHORED DEVELOPMENT LOCATED ON BUSY NAMEOKI ROAD
- 1,600 - 6,400 SF AVAILABLE
- LANDLORD CAN RELOCATE 2 TENANTS TO GET 6,400 SF CONTIGUOUS
- OUTSTANDING ACCESS AND VISIBILITY
- JOIN SHOP 'N SAVE, APPLEBEE'S, CATO, HIBBETT SPORTS, PAYLESS SHOES AND CLUB FITNESS
- 20,300 CARS PER DAY PASS IN FRONT OF PROPERTY ON NAMEOKI ROAD
- UP TO 11,800 SF JUNIOR ANCHOR SPACE AVAILABLE WITH ITS OWN MONUMENT SIGNAGE

L³ CORPORATION
COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 150
SAINT LOUIS . MISSOURI . 63141
314.469.7400 . WWW.L3CORP.NET

A E R I A L



KEVIN SHAPIRO

314.282.9831 (DIRECT)

314.469.7400 (OFFICE)

314.283.4691 (MOBILE)

KEVIN@L3CORP.NET

ALEX APTER

314.282.9834 (DIRECT)

314.469.7400 (OFFICE)

314.488.5900 (MOBILE)

ALEX@L3CORP.NET



L³ CORPORATION
COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 150
SAINT LOUIS . MISSOURI . 63141
314.469.7400 . WWW.L3CORP.NET