



L³ CORPORATION
COMMERCIAL REAL ESTATE

SITE
1.5 Acres

Nameoki Rd 17,600 (2017)

Fehling Rd 8,100 (2015)

Johnson Rd 9,350 (2015)

16,400 (2017)

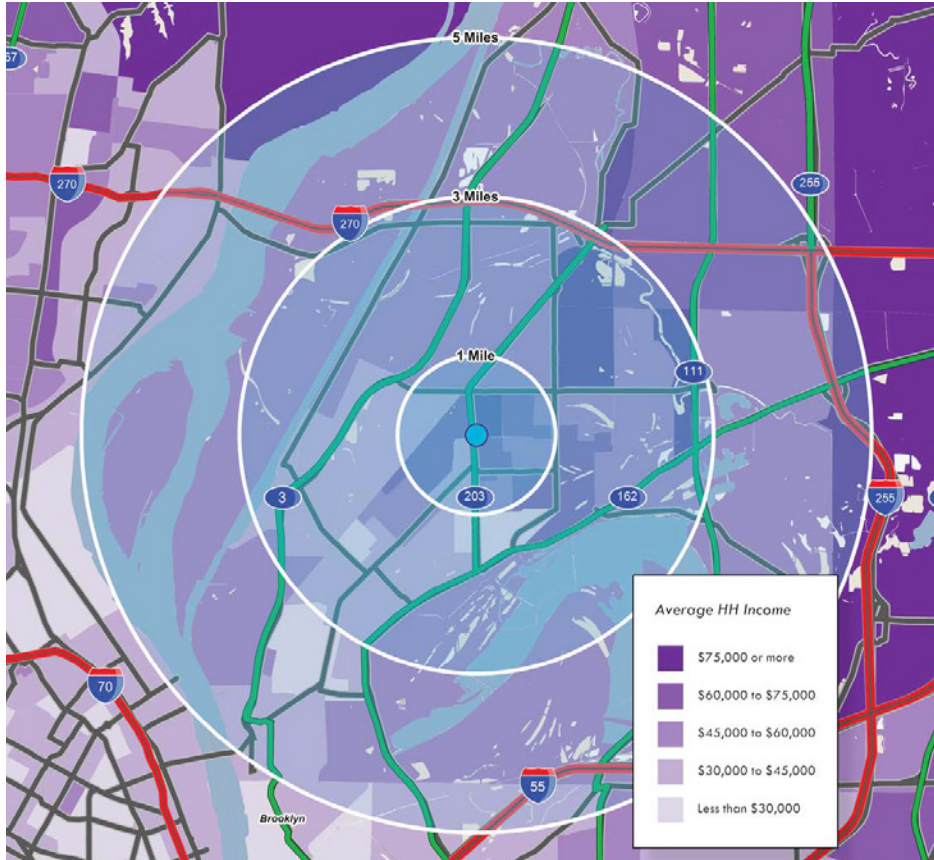
GRANITE CITY
HIGH SCHOOL



1511 JOHNSON RD & 3304 NAMEOKI RD

GROUND LEASE OR BUILD TO SUIT FOR 1 OR 2 TENANTS
| 1.5 +/- ACRES LOCATED AT THE INTERSECTION OF
JOHNSON ROAD AND NAMEOKI ROAD IN GRANITE CITY, IL.



MARKET OVERVIEW



POPULATION		<u>1 MILE</u> 10,970	<u>3 MILES</u> 37,881	<u>5 MILES</u> 55,128
HOUSEHOLDS		<u>1 MILE</u> 4,873	<u>3 MILES</u> 16,115	<u>5 MILES</u> 22,792
AVG HH INCOME		<u>1 MILE</u> \$67,860	<u>3 MILES</u> \$63,809	<u>5 MILES</u> \$60,203

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.



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

PLEASE CONTACT:

SCOTT BITNEY

314.282.9826 (DIRECT)

314.276.4673 (MOBILE)

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ALEX APTER

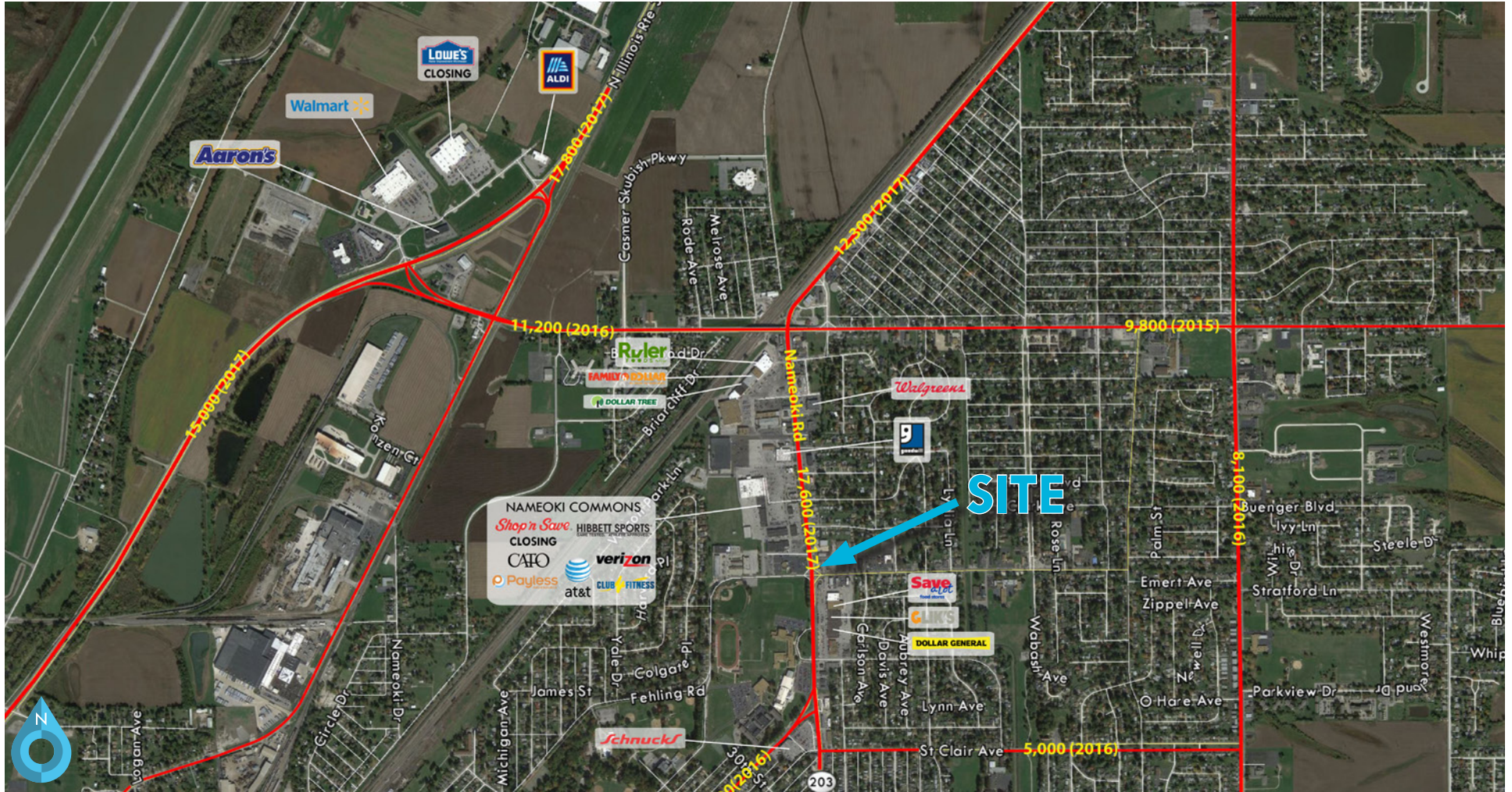
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A E R I A L



- 1.5 +/- ACRES (DIVISIBLE) LOCATED AT THE INTERSECTION OF NAMEOKI ROAD AND JOHNSON ROAD
- LOCATED AT "MAIN AND MAIN" INTERSECTION IN GRANITE CITY WITH OVER 27,000 VPD
- GROUND LEASE AND BUILD TO SUIT OPPORTUNITIES
- IDEAL FOR SINGLE TENANT OR TWO TENANTS
- CALL BROKER FOR PRICING



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