

# 1300 SCHAEFER RD

SUITE J - FORMER DAVITA DIALYSIS FOR SUBLEASE

GRANITE CITY, IL



**LOCATION.**  
commercial real estate



# 1300 SCHAEFER RD (FORMER DAVITA DIALYSIS)

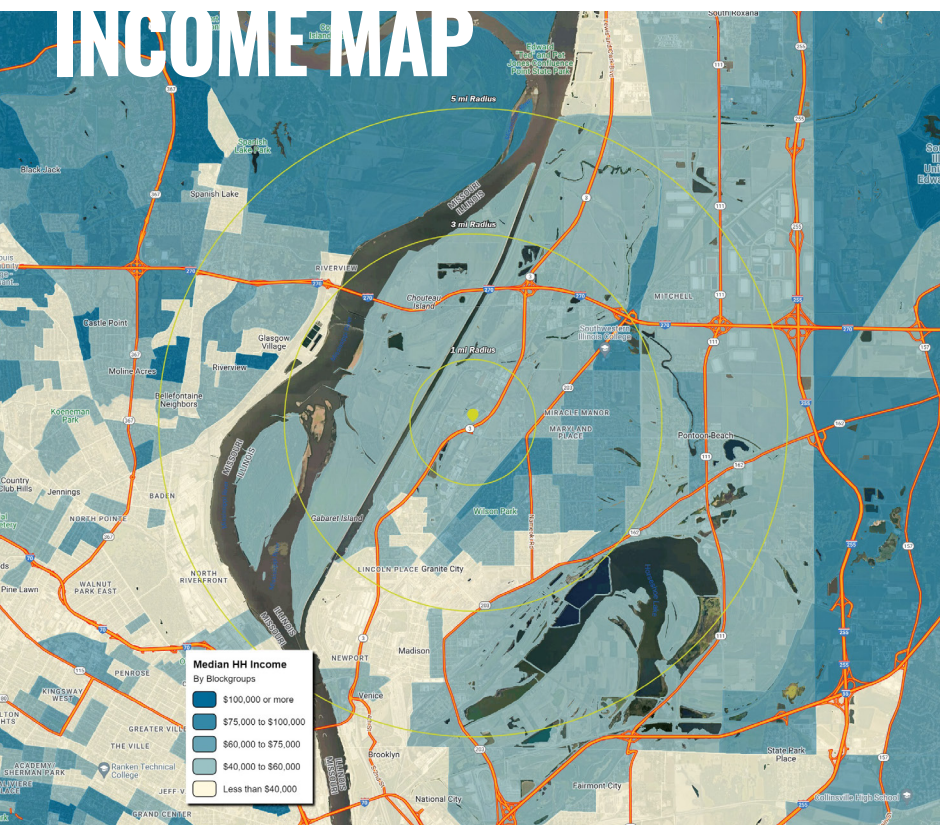
## NEIGHBORHOOD VIBE

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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 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.

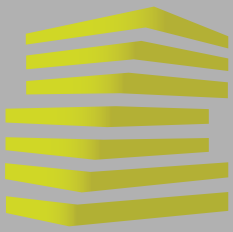


ANNUAL DEMOGRAPHICS	<b>POPULATION</b>	<b>1 MILE</b> 1,757	<b>3 MILES</b> 31,258	<b>5 MILES</b> 64,008
	<b>HOUSEHOLDS</b>	<b>1 MILE</b> 756	<b>3 MILES</b> 13,317	<b>5 MILES</b> 26,368
	<b>AVG HH INCOME</b>	<b>1 MILE</b> \$73,797	<b>3 MILES</b> \$73,684	<b>5 MILES</b> \$71,276



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PHOTOS + DETAILS

TONY MOON

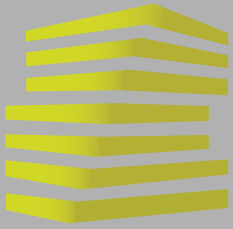
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- **6,557 SF SUBLEASE OPPORTUNITY OF FORMER DAVITA DIALYSIS IN GRANITE CITY, IL**
- **HIGHLY DESIRABLE END CAP SPACE**
- **AMPLE PARKING**
- **EXCELLENT VISIBILITY TO OVER 15,600 VPD ON HIGHLY TRAVELED IL-HWY 3**
- **NEARBY MAJOR RETAIL INCLUDES WALMART, OLLIE'S BARGAIN OUTLET, ALDI, DOLLAR TREE, AND GOODWILL**
- **CALL BROKER FOR PRICING**



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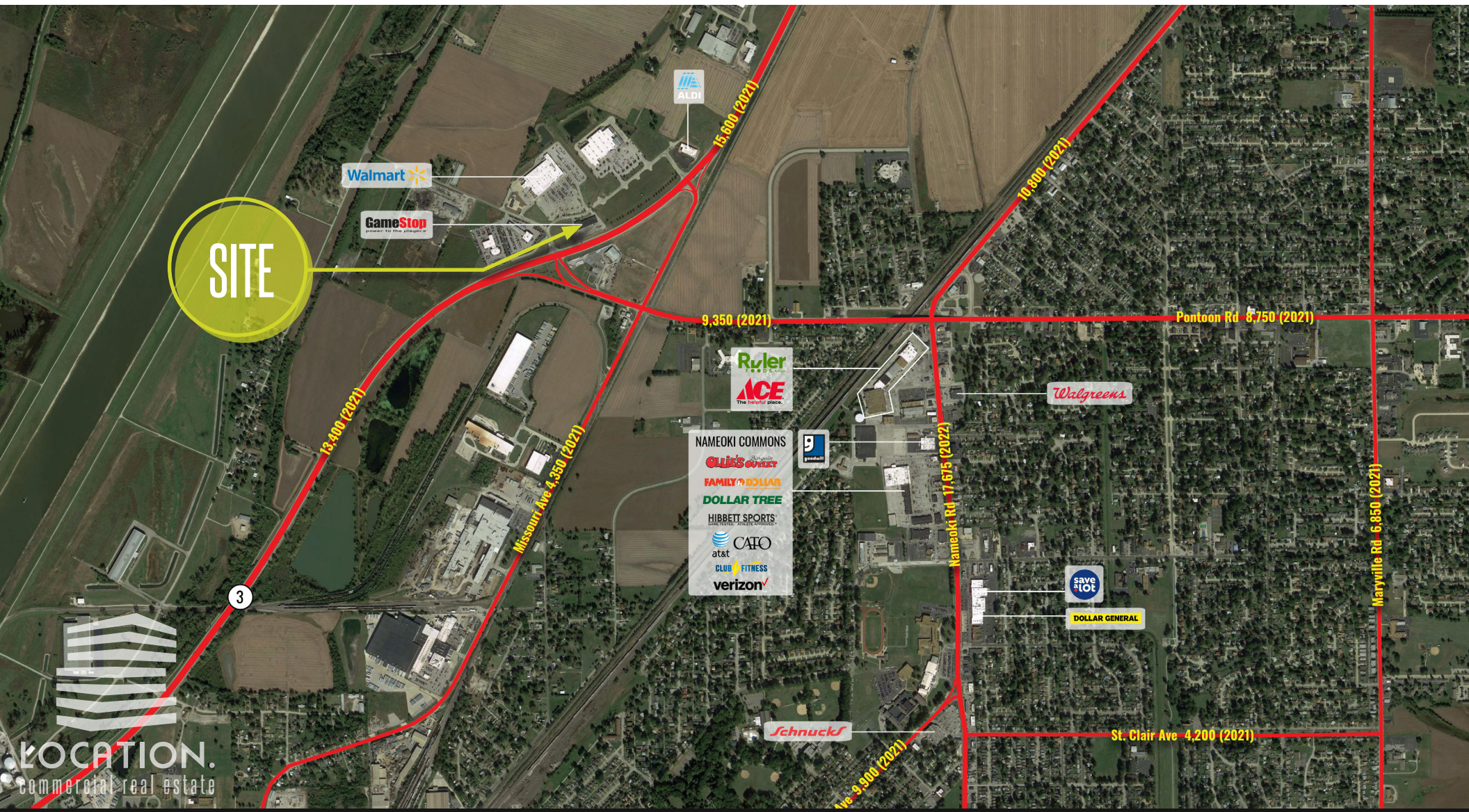
MARKET AERIAL

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