

1392 SCHAEFER RD

GRANITE CITY, IL



Walmart



SITES

W Pontoon Rd 900 (2023)



3



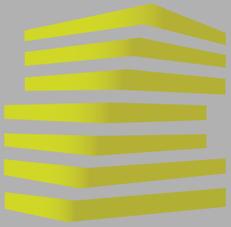
14,600 (2023)

Ave 4,350 (2023)

13,000 (2023)



LOCATION.
commercial real estate



1392 SCHAEFER ROAD

NEIGHBORHOOD VIBE

SCOTT BITNEY

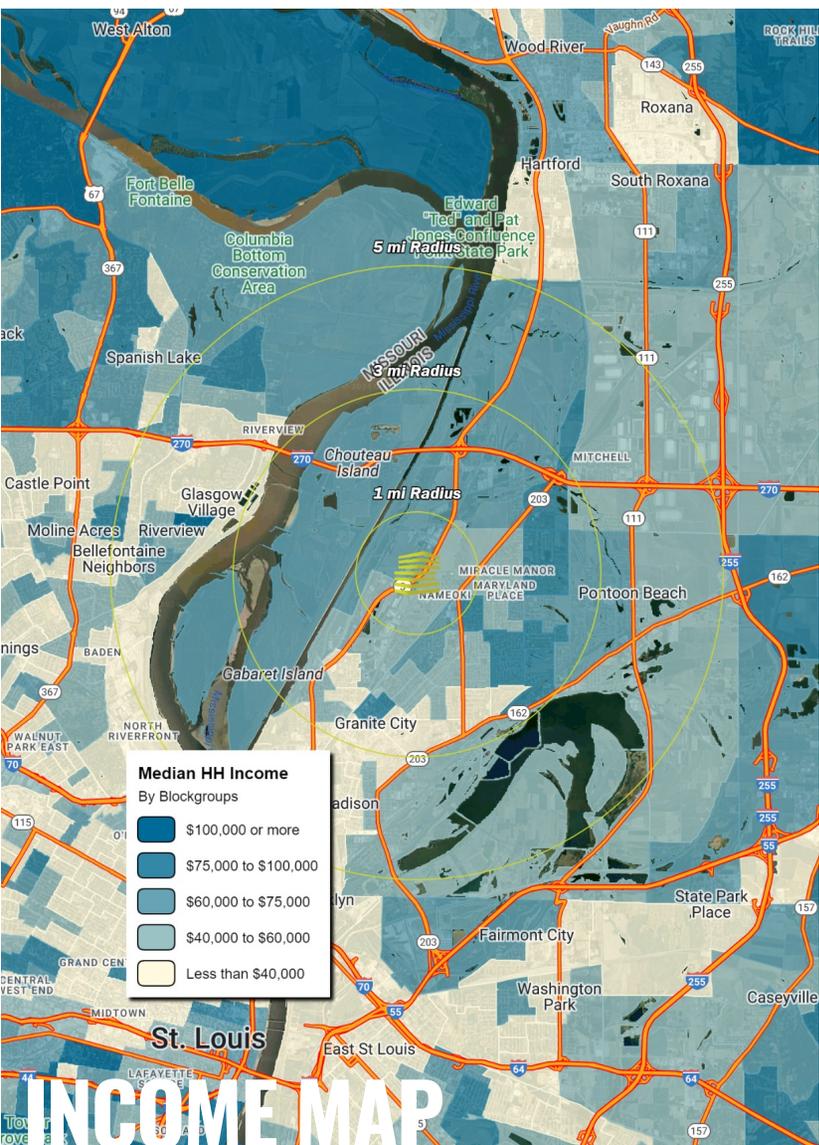
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INCOME MAP

TRADE AREA 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.

DEMOGRAPHICS

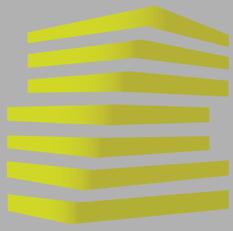
	1 mile	3 miles	5 miles
POPULATION	2,102	31,399	60,952
HOUSEHOLDS	912	13,373	25,042
EMPLOYEES	1,667	12,061	21,321
MED HH INCOME	\$74,149	\$73,792	\$71,722

AREA RETAIL | RESTAURANTS



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SITE PLAN

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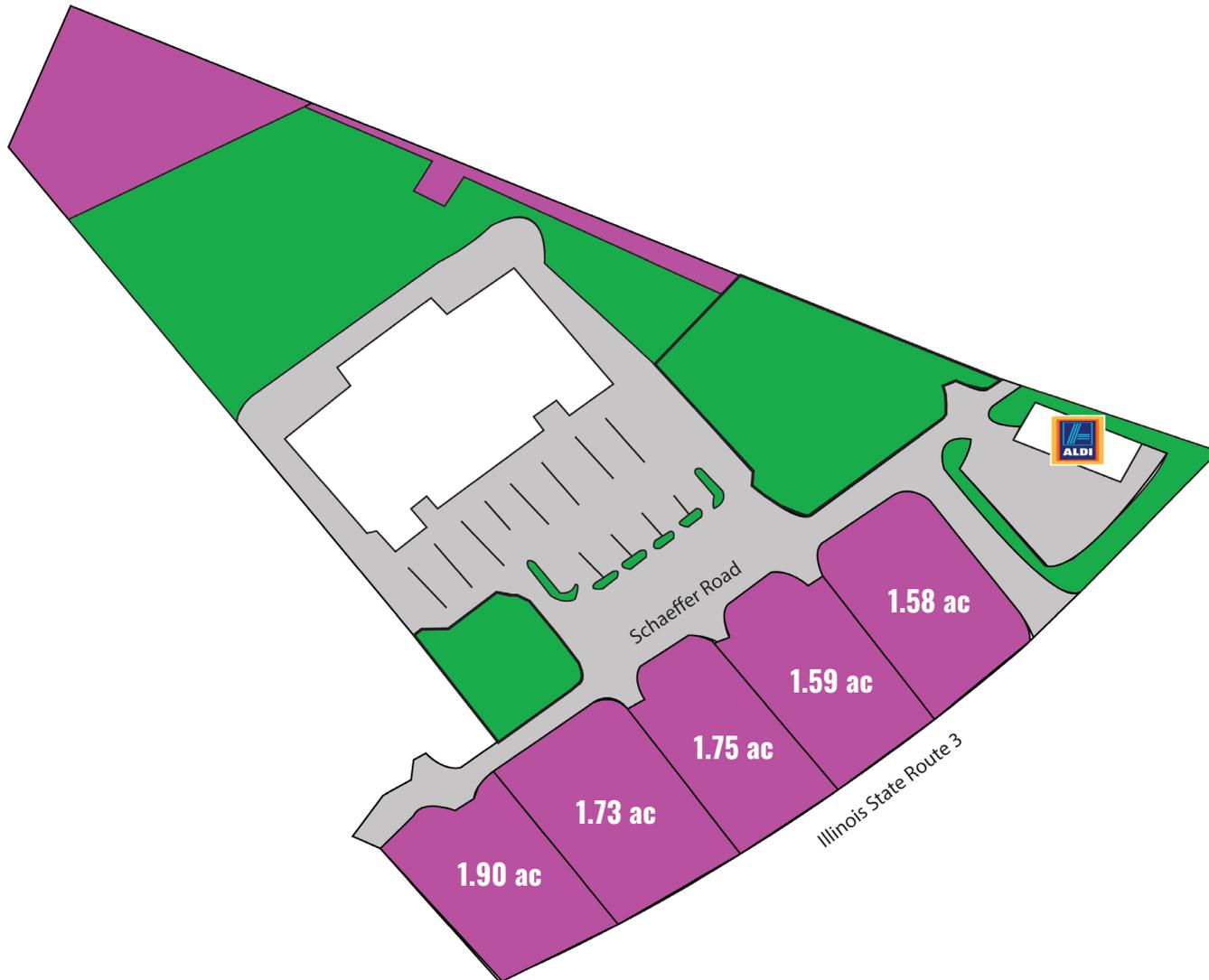
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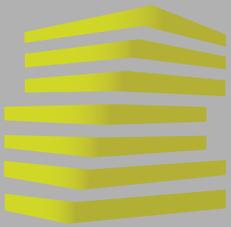
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KEY

- Future Site:
- Just Sold:
- Not a Part:



- **MULTIPLE OUTPARCEL OPPORTUNITIES NEAR WALMART SUPERCENTER ON ROUTE 3**
- **GROUND LEASE, SALE, AND BUILD TO SUIT OPPORTUNITY**
- **LOCATED AT STRONG INTERSECTION AT THE ENTRANCE OF GRANITE CITY**
- **CALL BROKER FOR PRICING**



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MARKET AERIAL

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