

# 1392 SCHAEFER RD

GRANITE CITY, IL



W Pontoon Rd 900 (2023)

Schaefer Rd

14,600 (2023)

Ave 4,350 (2023)

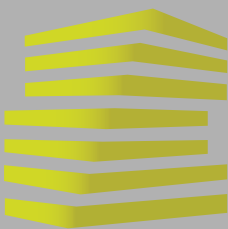
13,000 (2023)

3



LOCATION.  
commercial real estate





# 1392 SCHAEFER ROAD

## NEIGHBORHOOD VIBE

SCOTT BITNEY

314.818.1550 (OFFICE)

314.276.4673 (MOBILE)

Scott@LocationCRE.com

ALEX APTER

314.818.1562 (DIRECT)

314.488.5900 (MOBILE)

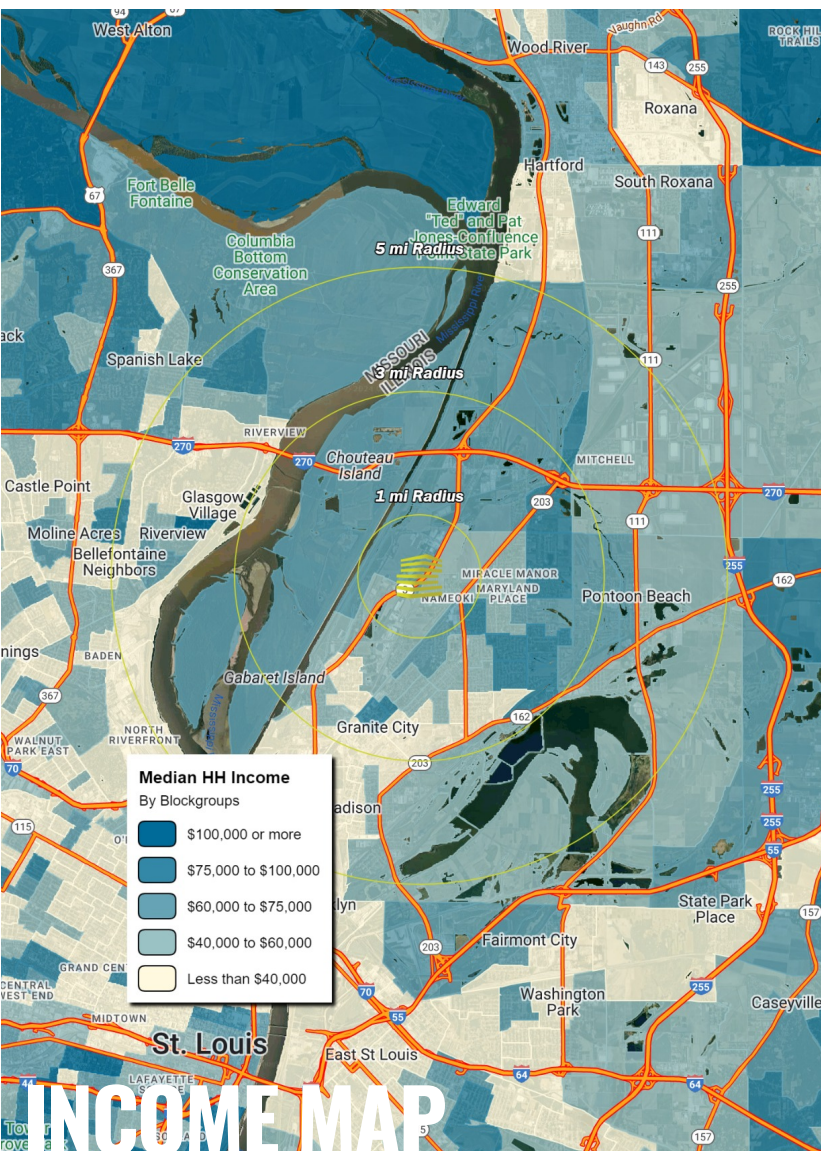
Alex@LocationCRE.com

TONY MOON

314.818.1567 (OFFICE)

314.560.0781 (MOBILE)

Tony@LocationCRE.com



### 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
<b>POPULATION</b>	<b>2,102</b>	<b>31,399</b>	<b>60,952</b>
<b>HOUSEHOLDS</b>	<b>912</b>	<b>13,373</b>	<b>25,042</b>
<b>EMPLOYEES</b>	<b>1,667</b>	<b>12,061</b>	<b>21,321</b>
<b>MED HH INCOME</b>	<b>\$74,149</b>	<b>\$73,792</b>	<b>\$71,722</b>

### AREA RETAIL | RESTAURANTS

Walmart \*

ALDI

BURGER KING

ACE  
The helpful place.

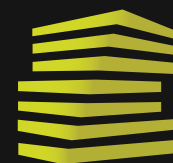
Walgreens

CVS  
pharmacy

Applebee's

Arby's

OLIE'S OUTLET  
Bargain  
GOOD STUFF CHEAP



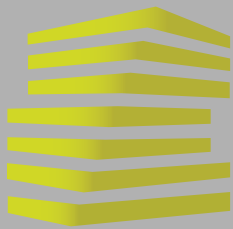
LOCATION.  
commercial real estate



REALTY  
RESOURCES  
MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



# 1392 SCHAEFER ROAD

## SITE PLAN

SCOTT BITNEY

314.818.1550 (OFFICE)

314.276.4673 (MOBILE)

Scott@LocationCRE.com

ALEX APTER

314.818.1562 (DIRECT)

314.488.5900 (MOBILE)

Alex@LocationCRE.com

TONY MOON


314.818.1567 (OFFICE)

314.560.0781 (MOBILE)

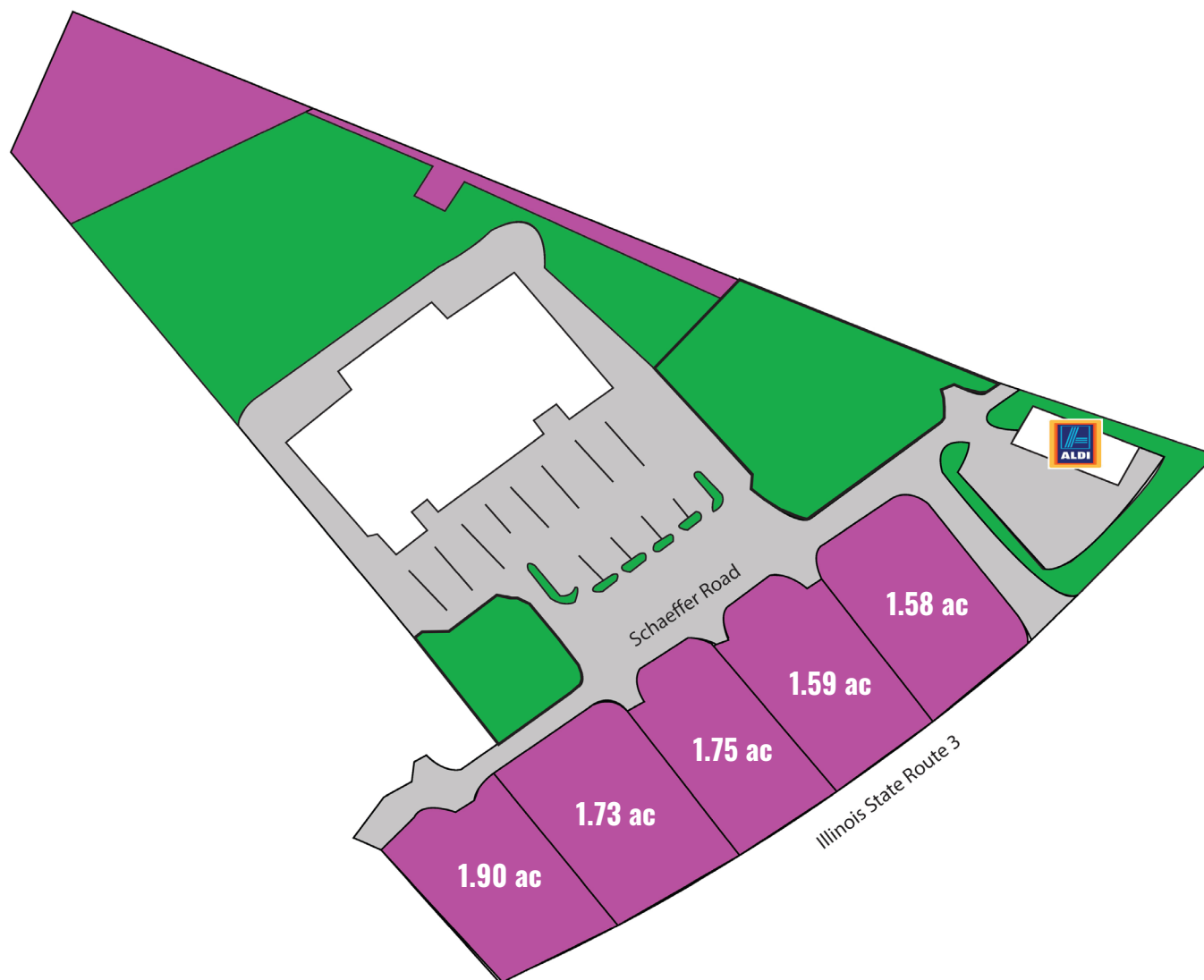
Tony@LocationCRE.com

### 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**



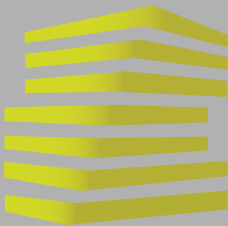
**LOCATION.**  
commercial real estate



[www.LocationCRE.com](http://www.LocationCRE.com)

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.





# 1392 SCHAEFER ROAD

## MARKET AERIAL

SCOTT BITNEY

314.818.1550 (OFFICE)  
314.276.4673 (MOBILE)  
Scott@LocationCRE.com

ALEX APTER

314.818.1562 (DIRECT)  
314.488.5900 (MOBILE)  
Alex@LocationCRE.com

TONY MOON

314.818.1567 (OFFICE)  
314.560.0781 (MOBILE)  
Tony@LocationCRE.com



**LOCATION.**  
commercial real estate



REALTY  
RESOURCES  
MEMBER

[www.LocationCRE.com](http://www.LocationCRE.com)

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.