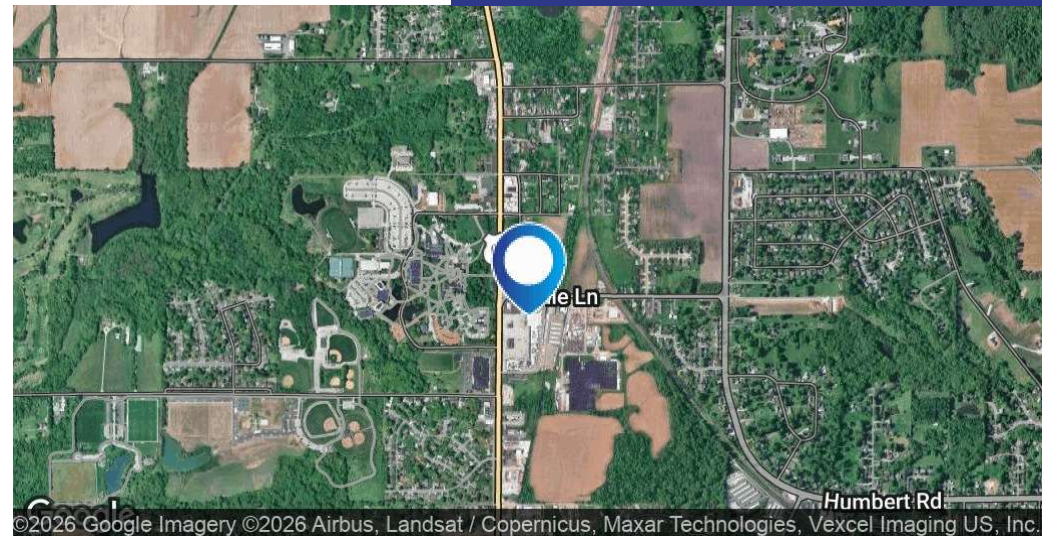


MONTICELLO PLAZA

5771 Godfrey Road, Godfrey, IL 62035

RETAIL PROPERTY FOR LEASE



Property Description

Neighborhood Shopping Center anchored by Ruler and Dollar General this center includes a host of other tenants including Metro Supply, Tropical Smoothie, Joe's Pizza and Pasta, The Ruby Wren Boutique, Germania Coffee, Subway, Alton Dance Company, and several others.

Property Highlights

- Two minutes from I-255
- Region draws from Brighton, Grafton and East Alton
- 21,248 VPD - Godfrey Road
- Available space for yoga studio, restaurant conversion space, multiple office suite available would be good for tax center, government office, salon or spa etc...

Offering Summary

Lease Rate:	\$10 SF/yr (NNN)
Number of Units:	25
Available SF:	1,600 - 4,675 SF
Building Size:	96,921 SF

Omar Minhas

Vice President
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Drew Angel

501.230.9705
drew@momentum-realestate.com

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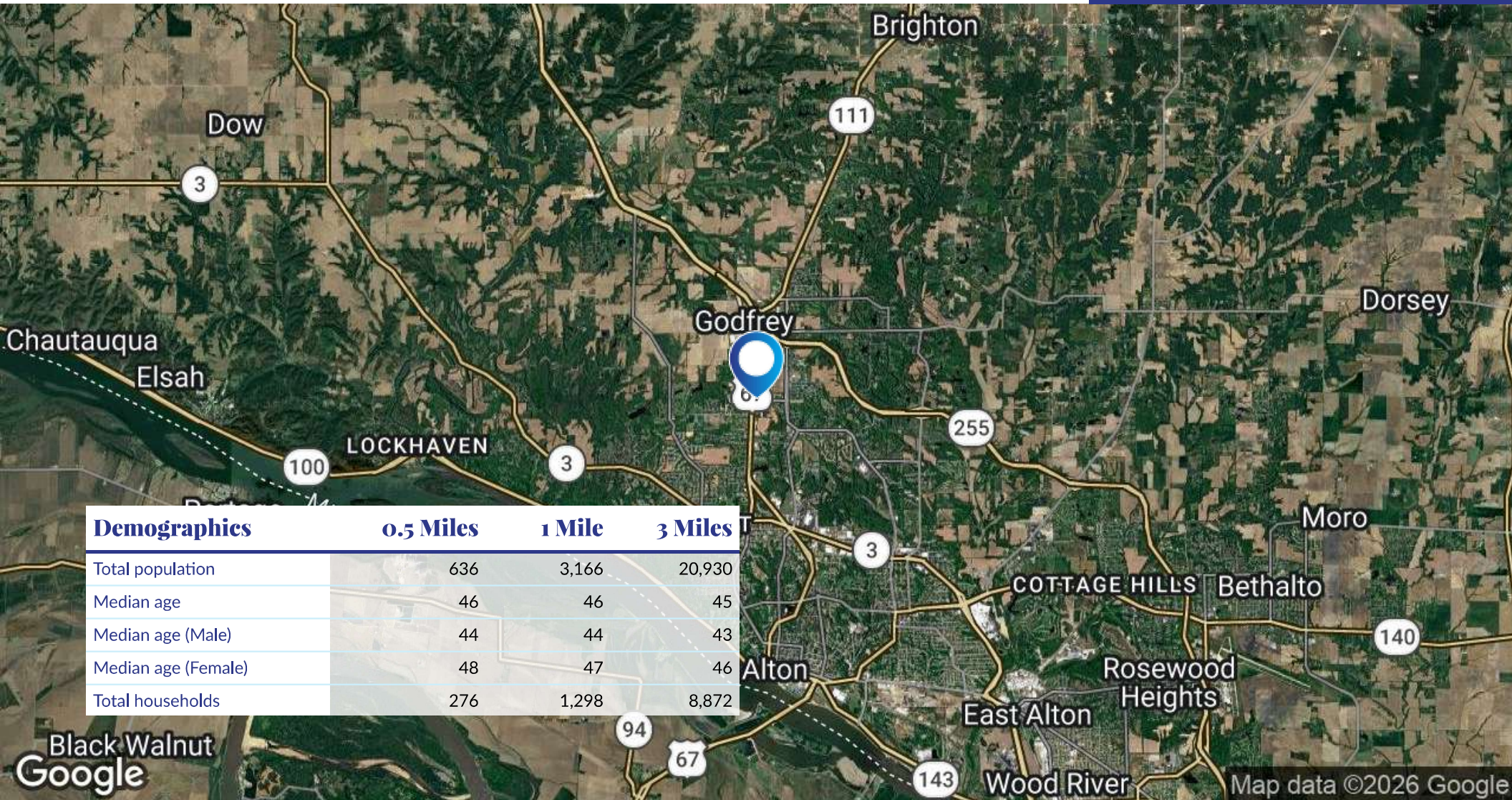
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RETAIL PROPERTY FOR LEASE

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,600 - 4,675 SF	Lease Rate:	\$10 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
5749	Available	1,600 SF	NNN	\$10.00 SF/yr	-
5757	Available	1,600 SF	NNN	\$10.00 SF/yr	-
5767	Available	3,200 SF	NNN	\$10.00 SF/yr	-
5735	Available	4,675 SF	NNN	\$10.00 SF/yr	This space is available end of March 2025. Was clothing store previously.
5727	-	1,200 SF	NNN	\$10.00 SF/yr	Currently office space.
5765	Available	1,600 SF	NNN	\$10.00 SF/yr	-

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