



FOR SALE

2929 EMZEE AVE
GRANITE CITY, IL 62040

VACANT INDUSTRIAL BUILDING AVAILABLE FOR SALE • ±3.05 ACRES • ±19,000 SF

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Property Information

PROPERTY OVERVIEW

Address 2929 Emzee Ave, Granite City, IL

Total Building Area ±19,000 SF

Total Acreage ±3.05 Acres

Year Built 2000

Status Vacant

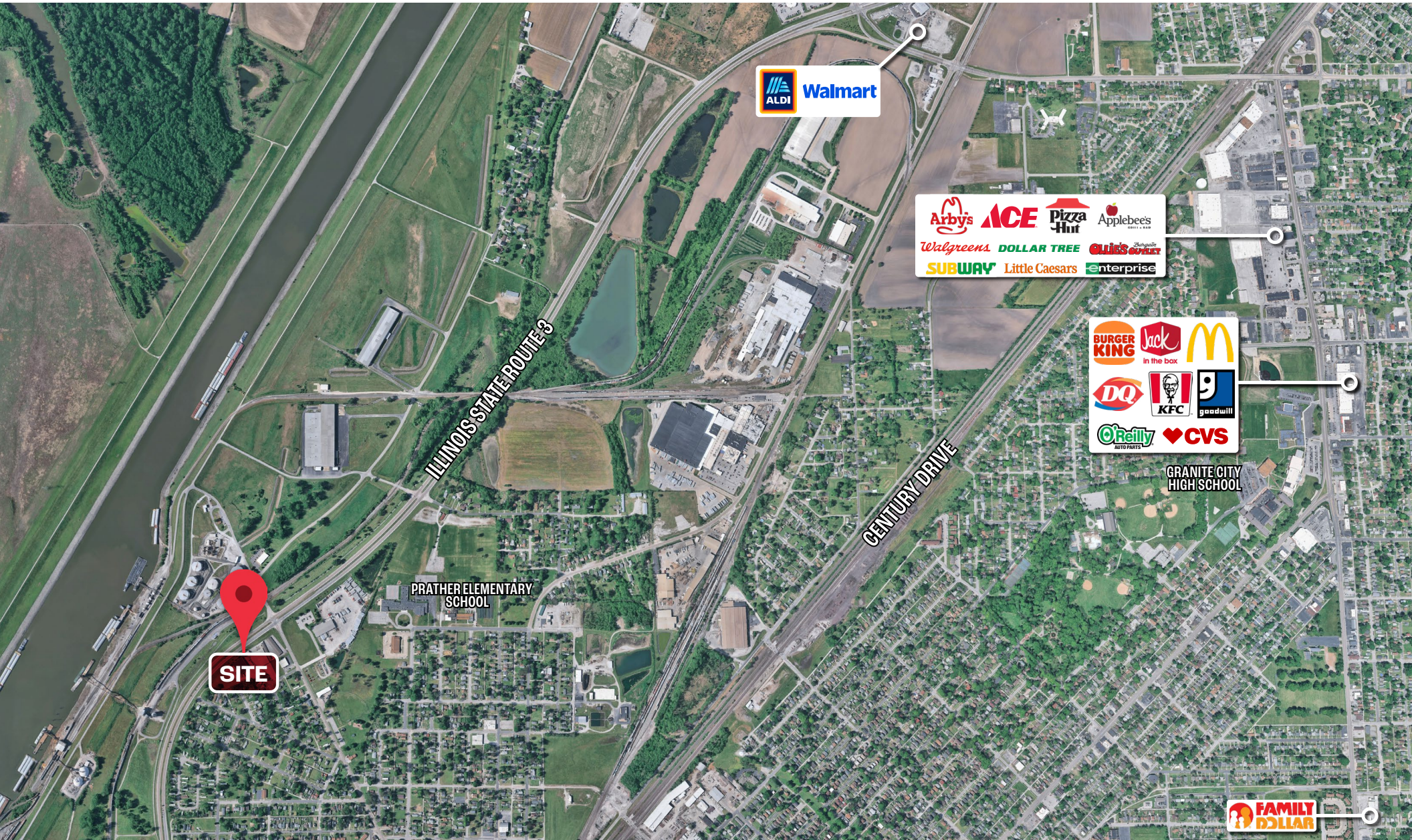
Price \$912,000 (\$48 PSF)

PROPERTY DESCRIPTION

The primary building, constructed in 2000, spans 19,000 square feet. It is situated on a fenced ±3.05-acre lot ample parking for trucks and cars. Currently vacant, this property is ideal for an industrial owner-user or investor with a large parking requirement or an industrial outdoor storage (IOS) requirement.



Aerial Map



Demographics

	1 Mile	3 Mile	5 Mile
Population Summary			
2020 Population	2,657	24,215	102,279
2024 Population	3,203	25,883	109,301
2029 Population Projection	3,321	26,178	110,018
Annual Growth 2020-2024	5.1%	1.7%	1.7%
Annual Growth 2024-2029	0.7%	0.2%	0.1%
Households			
2020 Households	1,102	10,208	42,567
2024 Households	1,327	10,866	45,319
2029 Household Projection	1,376	10,981	45,517
Annual Growth 2020-2024	3.1%	0.9%	0.8%
Annual Growth 2024-2029	0.7%	0.2%	0.1%
Avg Household Size	2.30	2.30	2.30
Avg Household Vehicles	2.00	2.00	1.00
Housing			
Median Home Value	\$53,364	\$77,021	\$83,060
Median Year Built	1953	1955	1954
Owner Occupied Households	823	6,525	23,789
Renter Occupied Households	554	4,457	21,727
Household Income			
< \$25,000	455	3,166	13,904
\$25,000 - 50,000	385	2,150	10,286
\$50,000 - 75,000	211	2,078	8,508
\$75,000 - 100,000	114	1,327	4,435
\$100,000 - 125,000	68	1,079	3,627
\$125,000 - 150,000	63	566	1,824
\$150,000 - 200,000	25	328	1,622
\$200,000+	7	173	1,113
Avg Household Income	\$50,508	\$62,504	\$61,415
Median Household Income	\$38,910	\$51,141	\$46,806

	1 Mile	3 Mile	5 Mile
Population Summary			
Age 15+	2,651	21,277	89,604
Age 20+	2,428	19,539	82,283
Age 55+	979	8,161	36,187
Age 65+	561	4,893	22,471
Median Age	41.10	40.60	40.90
Avg Age	40.30	40.40	40.80
Education			
Some High School, No Diploma	502	2,516	11,682
High School Graduate	831	6,845	27,088
Some College, No Degree	676	6,581	27,122
Associate Degree	97	1,004	4,060
Bachelor's Degree	221	1,634	6,502
Advanced Degree	8	417	3,240
Employment			
Civilian Employed	1,024	11,115	44,721
Civilian Unemployed	127	1,063	3,759
Civilian Non-Labor Force	1,455	8,750	39,639
U.S. Armed Forces	0	0	7
Housing Value			
< \$100,000	743	4,204	14,313
\$100,000 - 200,000	26	1,726	6,762
\$200,000 - 300,000	17	457	1,766
\$300,000 - 400,000	0	19	174
\$400,000 - 500,000	7	47	251
\$500,000 - 1,000,000	0	17	194
\$1,000,000+	0	6	317

Demographic data © CoStar 2025

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Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

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LISTED BY



14643 DALLAS PKWY • SUITE 1000 • DALLAS, TEXAS 75254

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