

4,000 SF Retail/Office Building for Lease

122 Lincoln Hwy, Fairview Heights, Illinois 62208
St. Clair County

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Property Description

4,000 SF Freestanding Retail/Office Building located on the East/West thoroughfare of Lincoln Highway in the Retail Corridor of Fairview Heights. Directly across from St. Clair Square Mall and one block East of Illinois 159. 18,600 ADT on Lincoln Hwy. Marquee LED Signage.

Reduced Lease Rate: \$12.50 per SF, NNN

***also available for Sale - Reduced Sale Price: \$425,000**

Basic Details

Listing No:	1354
Sale Or Lease:	For Lease
Property Type(s):	Office, Office - General Office, Retail, Retail - Freestanding
Building Size (Sqft):	4,000 Sqft.
Total Sqft Available:	4,000 Sqft.
Lease Rate:	\$12.50 Per Sqft
Lease Type:	NNN
Net Charges:	3.00

Square Foot Information

Building Total Sqft:	4,000 Sqft.
Total Sqft Available:	4,000 Sqft.
Direct Lease:	4,000 Sqft.
Office:	4,000 Sqft.
Retail:	4,000 Sqft.
Min Divisible Sqft:	4,000 Sqft.
Max Contiguous Sqft:	4,000 Sqft.

Property Information

Parcel No:	03-27.0-301-003
Zoning:	Planned Business
Zoning By:	Fairview Heights
Parking:	13
Parking Surface Type:	Asphalt/Concrete
Property Tax:	\$6,782.20
Tax Year:	2018

Structural Data

Year Built:	1974
Rehab Year:	2017
Class:	B
Clearance Min:	10 ft
Clearance Max:	14 ft
Bay Spacing:	Center Posts
Exterior:	Brick/Block/Stucco
Floors:	1

Transportation

Interstate:	I-64; Exit 12
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