

## 1,000- 4,300 SF Retail Space

522 Lincoln Highway, Fairview Heights, Illinois 62208  
St. Clair County

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### Basic Details

Listing No:	2639
Sale Or Lease:	For Lease
Property Type(s):	Office - General Office, Retail, Retail - Shopping Center, Retail - Vehicle Related
Building Size (Sqft):	10,923 Sqft.
Lot Size (Acres):	1.10 Acre(s)
Total Sqft Available:	4,300 Sqft.
Lease Rate:	\$12.00 Per Sqft
Lease Type:	Gross

### Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	522
Street:	Lincoln Highway

### Square Foot Information

Building Total Sqft:	10,923 Sqft.
Total Sqft Available:	4,300 Sqft.
Direct Lease:	3,300 Sqft.
Office:	1,000 Sqft.
Retail:	1,000 Sqft.
Min Divisible Sqft:	1,000 Sqft.
Max Contiguous Sqft:	3,300 Sqft.

### Property Information

Parcel No:	03-27.0-304-011
Zoning:	PB
Zoning By:	Fairview Heights
Parking:	53
Parking Surface Type:	Asphalt
Property Tax:	\$21,620
Tax Year:	2021
Traffic Count:	18,100

## Structural Data

Year Built:	1988
Clearance Min:	10 ft
Clearance Max:	14 ft
Exterior:	Brick and Block
Floors:	1
Floor Drains:	Yes

## Land Measurements

Acres:	1.10 Acre(s)
Frontage:	258 ft