

Concord Plaza - Retail Strip Center Investment

10251 & 10239 Lincoln Trail, Fairview Heights, Illinois
62208
St. Clair County

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Basic Details

Listing No:	1072
Sale Or Lease:	For Sale
Property Type(s):	Retail, Retail - Shopping Center, Restaurant/Bar
Building Size (Sqft):	12,500 Sqft.
Lot Size (Acres):	1.76 Acre(s)
Total Sqft Available:	12,500 Sqft.
Sale Price:	\$950,000
Sale Price Per Sqft:	\$76
CAP Rate:	9%
NOI:	\$85,510

Address

Country:	US
State:	IL
County:	St. Clair
City:	Fairview Heights
Zipcode:	62208
Street Number:	10251 & 10239
Street:	Lincoln
Street Suffix:	Trail

Square Foot Information

Building Total Sqft:	12,500 Sqft.
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Property Information

Parcel No:	03-29.0-200-016, 022 & 024
Zoning:	B-3
Zoning By:	Fairview Heights
TIF:	Yes
Enterprise Zone:	Yes
Parking:	25

Parking Surface Type:	Asphalt
Tax Year:	2024
Traffic Count:	20,100

Structural Data

Year Built:	1972
Rehab Year:	2025
Clearance Min:	8 ft
Clearance Max:	10 ft
Roof:	New - 2025

Utility Information

Water Provider:	O'Fallon
Water Provider Location:	On Site
Sewer Provider:	Caseyville Township
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site

Land Measurements

Acres:	1.76 Acre(s)
Frontage:	172 ft

Income and Expenses

Gross Rental Income:	\$132,480
Gross Other Income:	\$6,000