

# BARBERMURPHY

1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

## Concord Plaza -800 SF - 1,600 SF Office/Retail Space

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

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### Basic Details

Listing No:	1072
Sale Or Lease:	For Lease
Property Type(s):	Retail, Retail - Shopping Center, Restaurant/Bar
Building Size (Sqft):	10,400 Sqft.
Lot Size (Acres):	1.17 Acre(s)
Total Sqft Available:	3,200 Sqft.
Lease Rate:	\$12.00 Per Sqft
Lease Type:	Modified Gross

### Address

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

### Square Foot Information

Building Total Sqft:	10,400 Sqft.
Total Sqft Available:	3,200 Sqft.
Min Divisible Sqft:	800 Sqft.
Max Contiguous Sqft:	1,600 Sqft.

### Property Information

Parcel No:	03-29.0-200-022
Zoning:	B-3
Zoning By:	Fairview Heights
Parking:	45
Parking Surface Type:	Asphalt
Traffic Count:	14,500

## Structural Data

Year Built:	1972
Clearance Min:	8 ft
Clearance Max:	10 ft

## Land Measurements

Acres:	1.17 Acre(s)
Frontage:	172 ft