

FOR  
LEASE

# 1,200 SF Office/Retail Space

620 Lincoln Hwy, Fairview Heights, IL 62208



**BARBERMURPHY**

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# AREA MAP



## PROPERTY SUMMARY

- 1,200 SF Ground Floor Space for Lease
- Waiting Room, Large office, conference area and Restroom
- Exterior and Monument Signage Available
- Highly Visible Site at the south entrance to St. Clair Square, Schnuck's , Scott Credit Union, and numerous National Retailers

Lease: LEASE RATE: \$25.00 per SF, Modified Gross

## DEMOGRAPHICS

1 MILE

- POPULATION - 6,150
- HH INCOME - \$65,408

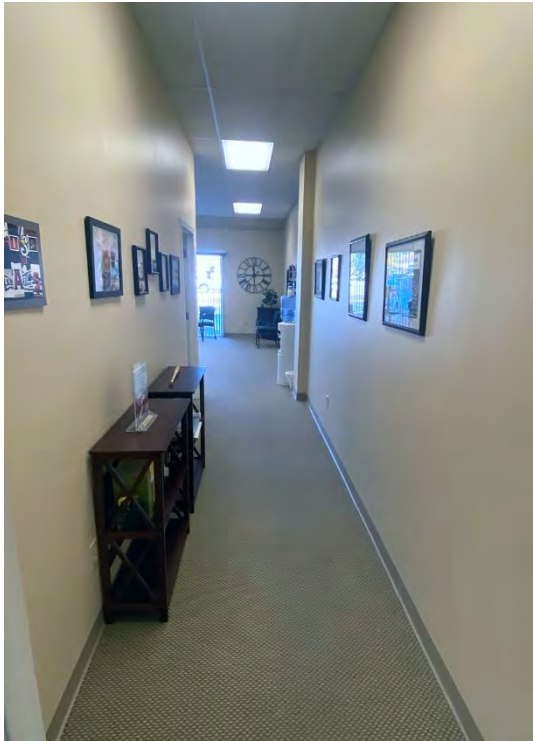
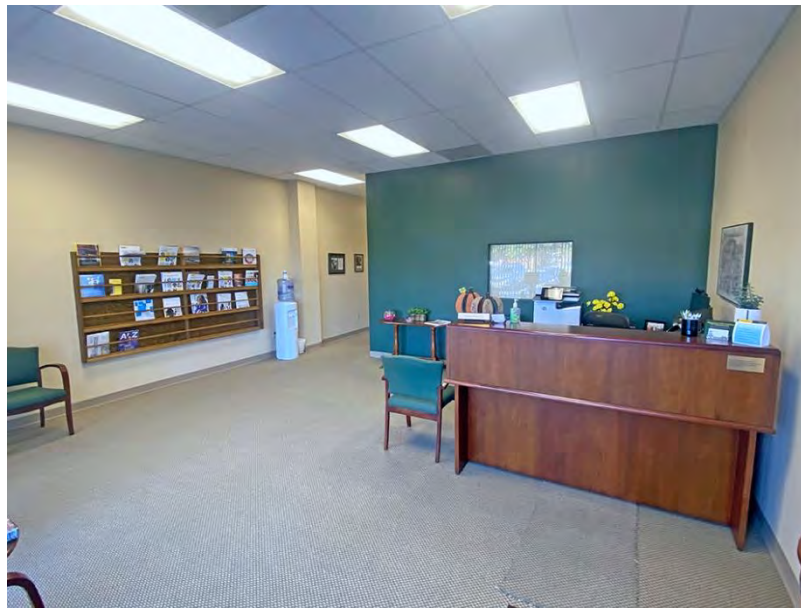
3 MILES

- POPULATION - 36,230
- HH INCOME - \$71,661

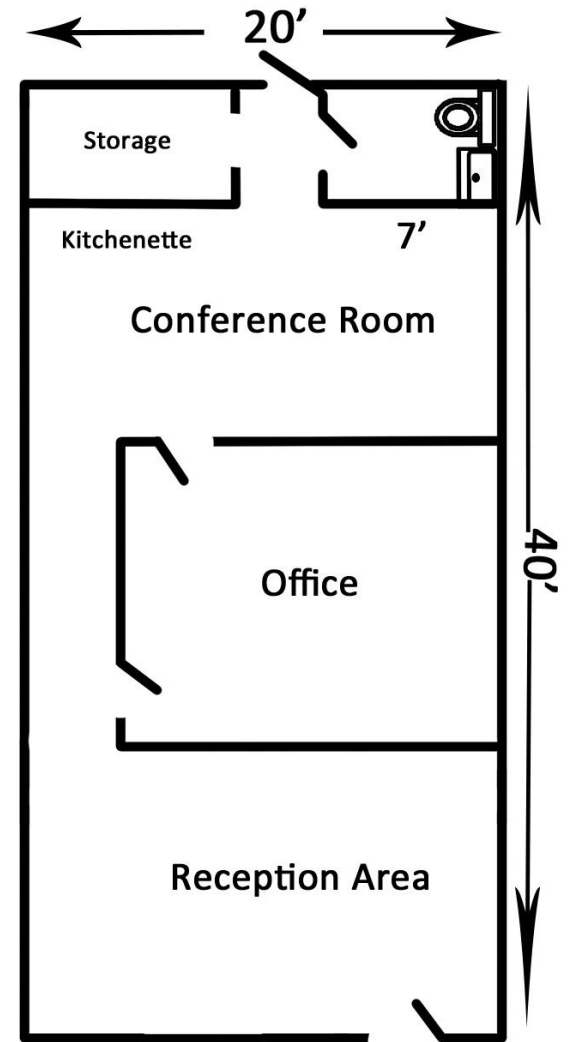
5 MILES

- POPULATION - 118,101
- HH INCOME - \$63,814

# IMAGES



## Floor Plan



Listing No: 309.0

**Office/Retail**620 Lincoln Trail  
Fairview Heights, IL 62208**SALE INFORMATION:**For Sale: No  
Sale Price:  
Sale Price/SF:  
CAP Rate:  
GRM:  
NOI:**LEASE INFORMATION:**For Lease: Yes  
Lease Rate: \$25.00/SF  
Lease Type: Modified Gross  
Net Charges:  
CAM Charges:  
Lease Term:**Leasing Comments:**

Previously used by a National Finance Company. Landlord pays common area maintenance, premises insurance, and real estate taxes. Tenant pays water, sewer, electric, and \$25.00/mo. trash.

**Comments**

1,200 SF Ground floor space that includes; large reception area, executive private office, conference area with kitchenette, storage room and a unisex bathroom. Exterior and monument signage available. Highly visible site at the south entrance to St. Clair Square, Schnuck's, Scott Credit Union, and numerous national tenants.

Total SF Available: 1,200 SF  
Min Divisible SF: 1,200 SF**SQUARE FOOT INFO:**Building Total: 13,000 SF  
Total Available: 1,200 SF  
Direct Lease: 1,200 SF  
Sublease: 0 SF  
Office: 1,200 SF  
Retail: 1,200 SF  
Min Divisible: 1,200 SF  
Max Contiguous: 1,200 SF**LAND MEASUREMENTS:**Acres:  
Frontage:  
Depth:**PROPERTY INFORMATION:**

<b>Parcel No:</b>	03-27.0-305-003	<b>TIF:</b>	No	<b>Parking:</b>	40.00
<b>County:</b>	St. Clair	<b>Enterprise Zone:</b>	No	<b>Surface Type:</b>	Asphalt
<b>Zoning:</b>	PB - Planned Business	<b>Survey:</b>	No	<b>Traffic Count:</b>	18,600
<b>Zoning By:</b>	Fairview Heights	<b>Environmental:</b>	No	<b>Property Tax:</b>	
<b>Complex:</b>		<b>Archaeological:</b>	No	<b>Tax Year:</b>	
<b>Prior Use:</b>	Retail				

**STRUCTURAL DATA:**

<b>Year Built:</b>	1990	<b>Clearance Min:</b>	8'	<b>Exterior:</b>	Brick
<b>Rehab Year:</b>		<b>Clearance Max:</b>	10'	<b>Bay Spacing:</b>	
<b>Floors:</b>	2	<b>Floor Drains:</b>	Yes	<b>Sprinklers:</b>	
<b>Class:</b>	B				

**Listing Broker(s)**Tony Smallmon  
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