

**0.88 ACRE LOT FOR SALE**  
**10425 Lincoln Trail**  
**Fairview Heights, IL 62208**



**PROPERTY HIGHLIGHTS**

.88 Acres of commercial ground located on East/West thoroughfare.  
 Corner location with all utilities on site.

<b>BUILDING SF</b>	5,574	<b>SIGNAGE TYPE</b>	N/A
<b>LAND SF</b>	38,332	<b>1-MILE (POP.)</b>	4,699
<b>YEAR BUILT</b>	1963	<b>3-MILE (POP.)</b>	33,601
<b>PARKING</b>	40	<b>MED. INCOME</b>	\$65,041
<b>TRAFFIC COUNT</b>	17,100 VPD	<b>SPACE USE</b>	TBD



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**AREA INFORMATION**

Close proximity to Interstate 64, St. Clair Square Mall, big box retail and office buildings.



**LEGAL INFORMATION**

<b>TAX PARCEL ID</b>	03-28.0-104-042
<b>2023 RE TAXES</b>	\$7,543.74
<b>ZONING</b>	B-3 Highway Business

**RESTRICTIONS**

Property will be restricted against uses competitive with convenience stores

**OFFERING PROCESS**

Seller will consider the submission of an offer using Seller’s Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller’s Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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