

INVESTMENT PROPERTY

10840 Lincoln Trail, Fairview Heights, IL 62208



- 7.55% CAP Rate
- Long Term National Tenant (20+ Years)
- NNN Lease

SALE PRICE: \$715,000

BARBERMURPHY

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Fairview Heights is located in the Metro-East portion of the St. Louis MSA, and is 15 minutes from downtown St. Louis. With over 3 million square feet of retail, Fairview Heights is dubbed the Retail Hub of Southern Illinois.

<https://fairviewheightsil.com/>

Listing No: 2474
Retail
Investment

10840 Lincoln Trail
 Fairview Heights, IL 62208

SALE INFORMATION:

For Sale: Yes
Sale Price: \$715,000
Sale Price/SF:
CAP Rate: 7.55
GRM:
NOI:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Type:
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

Long Term (20+ Years) Single Tenant investment property located on the East/West thoroughfare of Lincoln Trail/Hwy 50. Surrounded by big box commercial retail. Recently extended 5 year term, on a NNN Lease, with 5 year renewal. Close proximity to St. Clair Square Mall, Interstate 64 and Illinois 159.

Total SF Available: 3,000 SF
Min Divisible SF: 3,000 SF

SQUARE FOOT INFO:

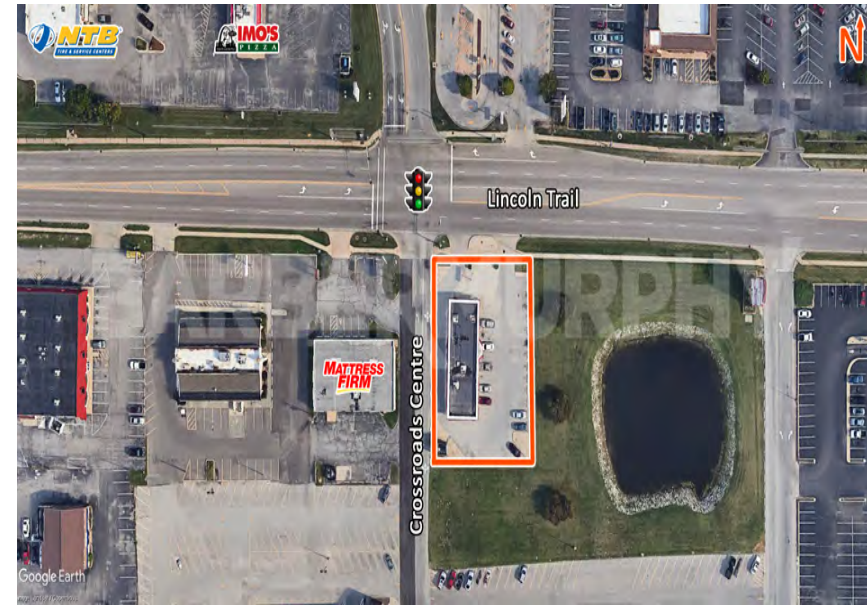
Building Total: 3,000 SF
Total Available: 3,000 SF
Direct Lease: 0 SF
Sublease: 0 SF
Office: 3,000 SF
Retail: 3,000 SF
Min Divisible: 3,000 SF
Max Contiguous: 3,000 SF

LAND MEASUREMENTS:

Acres: 0.45
Frontage: 118 FT
Depth: 185 FT

PROPERTY INFORMATION:

Parcel No: 03-28.0-401-009	TIF: Yes	Parking: 25
County: St. Clair	Enterprise Zone: No	Surface Type: Concrete & Asphalt
Zoning: Planned Business	Survey: No	Traffic Count: 14,700
Zoning By: Fairview Heights	Environmental: No	Property Tax: \$6,527.38
Complex:	Archaeological: No	Tax Year: 2020
Prior Use:		



STRUCTURAL DATA:

Year Built: 1976	Clearance Min: 9	Exterior: Framed
Rehab Year: N/A	Clearance Max: 9	Bay Spacing: N/A
Floors: 1	Floor Drains: N/A	Sprinklers: No
Class:		

Listing Broker(s)

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