

# FOR LEASE

101 Frey Ln,  
Fairview Heights, IL  
62208



**2,200 SF - 2,800 SF OFFICE/RETAIL SPACE AVAILABLE**

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

## PROPERTY INFORMATION

2,200 SF - 2,800 SF office/retail space situated in a strong, high-traffic corridor.

Current tenants include McAlister's Deli and Cell Phone repair, creating steady daily traffic.

Located across from St. Clair Square, Burger King, and numerous national and local retailers, offering excellent visibility and consumer draw.

Most fixtures can stay.

**REDUCED**  
**LEASE RATE: \$9.00/SF, NNN**



## SUITE 101A INTERIOR PHOTOS



## LOCATION HIGHLIGHTS



HIGH TRAFFIC  
AREA



I-64



STL AIRPORT  
> 27 MILES

**EXIT**

EXIT 12

# AREA MAP

101 Frey Ln., Fairview Heights, IL 62207



## LOCATION OVERVIEW

A prime retail space situated on Highway 50 in Fairview Heights, IL. This location is directly across the street from St. Clair Square. The lease rate is highly competitive.

## OFFICE/RETAIL SUMMARY

101 FREY LN., FAIRVIEW HEIGHTS, IL 62208

**LISTING #** 2577

### LOCATION DETAILS:

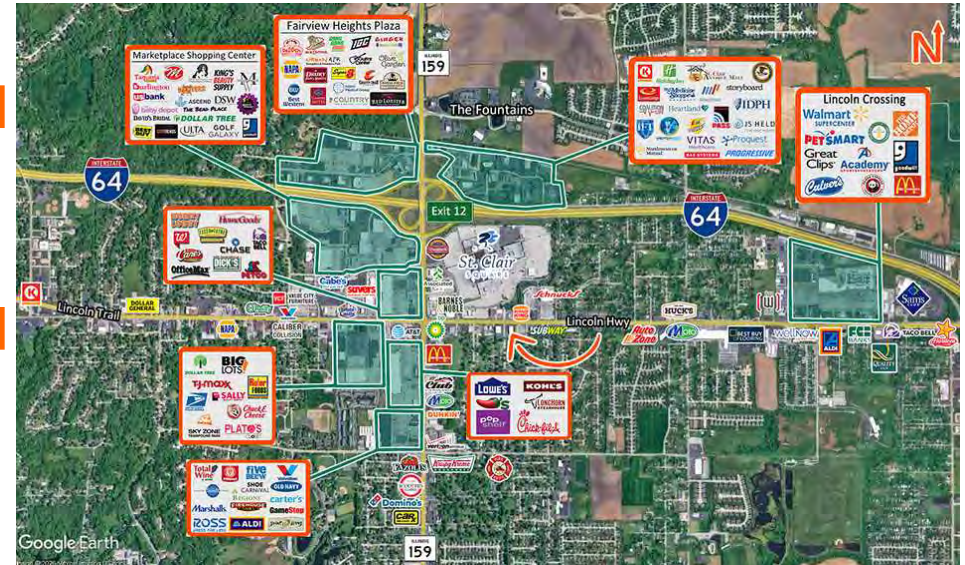
Parcel # 03-27.0-301-001  
County: IL - St. Clair  
Zoning: PB - Fairview Heights

### PROPERTY OVERVIEW:

Building SF: 12,200  
Vacant SF: 5,000  
Min Divisible SF: 2,200  
Max Contig SF: 2,800  
Office SF: 5,000  
Retail SF: 5,000  
Signage: Building  
Parking Surface Type: Asphalt

### STRUCTURAL DATA:

Year Built: 1996  
Renovated: 2021  
Ceilings: 10'  
Construction Type: Brick



### LEASE INFORMATION:

Lease Rate: \$9.00/SF

Lease Type: NNN

### DEMOGRAPHICS:

Traffic Count: 18600

### PROPERTY DESCRIPTION:

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