

FOR LEASE

1,000-4,300 SF RETAIL/OFFICE SPACE

522 Lincoln Highway, Fairview Heights, Illinois 62208



BARBERMURPHY

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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.

AREA MAP



PROPERTY SUMMARY

- 1,000-4,300 SF Office/Retail Space
- Six 10' Overhead Doors (Auto Repair Facility)
- Floor Drains
- Reception/Showroom area

SALE PRICE: \$12.00/SF, GROSS

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IMAGES



Listing No: 2639

Retail
Strip Center

522 Lincoln Highway
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: \$12.00/SF
Lease Type: Gross
Net Charges:
CAM Charges:
Lease Term:

Leasing Comments:

Comments

4,300 SF contiguous retail space located on East/West thoroughfare of Lincoln Highway. Surrounded by big box retail, fast food and across the street from St. Clair Square Mall. 3,300 SF Prior automotive garage with waiting room, private office and 6 drive-in bays, with storage/parts area. 1,000 SF retail suite with private office, restroom and retail area.

Total SF Available: 4,300 SF
Min Divisible SF: 1,000 SF

SQUARE FOOT INFO:

Building Total: 10,923 SF
Total Available: 4,300 SF
Direct Lease: 4,300 SF
Sublease: 0 SF
Office: 1,000 SF
Retail: 1,000 SF
Min Divisible: 1,000 SF
Max Contiguous: 3,000 SF

LAND MEASUREMENTS:

Acres: 1.10
Frontage: 258 FT
Depth: Varies

PROPERTY INFORMATION:

Parcel No: 03-27.0-304-011	TIF: No	Parking: 53
County: St. Clair	Enterprise Zone: No	Surface Type: Asphalt
Zoning: PB	Survey: No	Traffic Count: 18,100
Zoning By: Fairview Heights	Environmental: No	Property Tax: \$21,620.00
Complex:	Archaeological: No	Tax Year: 2021
Prior Use: Strip Center		



STRUCTURAL DATA:

Year Built: 1988 **Clearance Min:** 10' **Exterior:** Brick/Block combo
Rehab Year: **Clearance Max:** 14' **Bay Spacing:**
Floors: 1 **Floor Drains:** Yes **Sprinklers:** No
Class:

Listing Broker(s)

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