

FOR LEASE

522 Lincoln Hwy,
Fairview Heights, IL
62208

1,000 SF

4,694 SF

5,694 SF OFFICE/RETAIL SPACE

BARBERMURPHY
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AREA MAP & PROPERTY INFORMATION

522 Lincoln Hwy, Fairview Heights, IL 62208



LOCATION OVERVIEW

Located on East/West thoroughfare of Lincoln Highway. Surrounded by big box retail, fast food, and across the street from St. Clair Square Mall.

PROPERTY DESCRIPTION

Suite 524 - 5,694 SF retail suite with a private office, restroom, and a retail area.

Suite 520/522 - 4,694 SF of retail/shop space. 3 - 10' overhead doors, 2 offices, 2 restrooms, break room, partial basement (former oil change bay), marquee and building signage.

LEASE RATE: \$12.00/SF, Gross

Additional overhead doors could be installed.

RETAIL PROPERTY SUMMARY

522 LINCOLN HIGHWAY

LISTING # 2639

LOCATION DETAILS:

Parcel # 03-27.0-304-011
County: IL - St. Clair
Zoning: PB - Fairview Heights

PROPERTY OVERVIEW:

Building SF: 10,923
Vacant SF: 5,694
Min Divisible SF: 1,000
Max Contig SF: 5,694
Office SF: 1,000
Retail SF: 4,694
Signage: Marquee
Lot Size: 1.10 Acres
Frontage: 258
Depth: Varies
Parking Spaces: 53
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1988



LEASE INFORMATION:

Lease Rate: \$12.00 - \$12.00

Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$21,620.00

DEMOGRAPHICS:

Traffic Count: 18100

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