

# FOR SALE

620 Lincoln Highway,  
Fairview Heights, IL  
62208

**100% Leased retail investment opportunity**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

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13,144 SF Retail

## The 2 Story retail building is 100% leased.

It is equipped with forced air heating and cooling systems throughout the building, ensuring a comfortable environment year-round. It includes 100 parking spaces, ADA compliant elevator and brick exterior as well as an average daily traffic count of 18,600. This well-appointed space is ideal for retail businesses.

*Casablanca Hair and Skin Care  
FF&E not included in this sale.*



## PROPERTY HIGHLIGHTS



ADA Compliant  
Passenger  
Elevator



LED  
Lighting



10"  
Clear Height



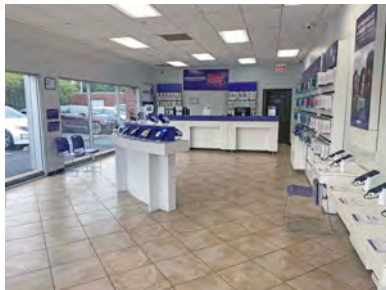
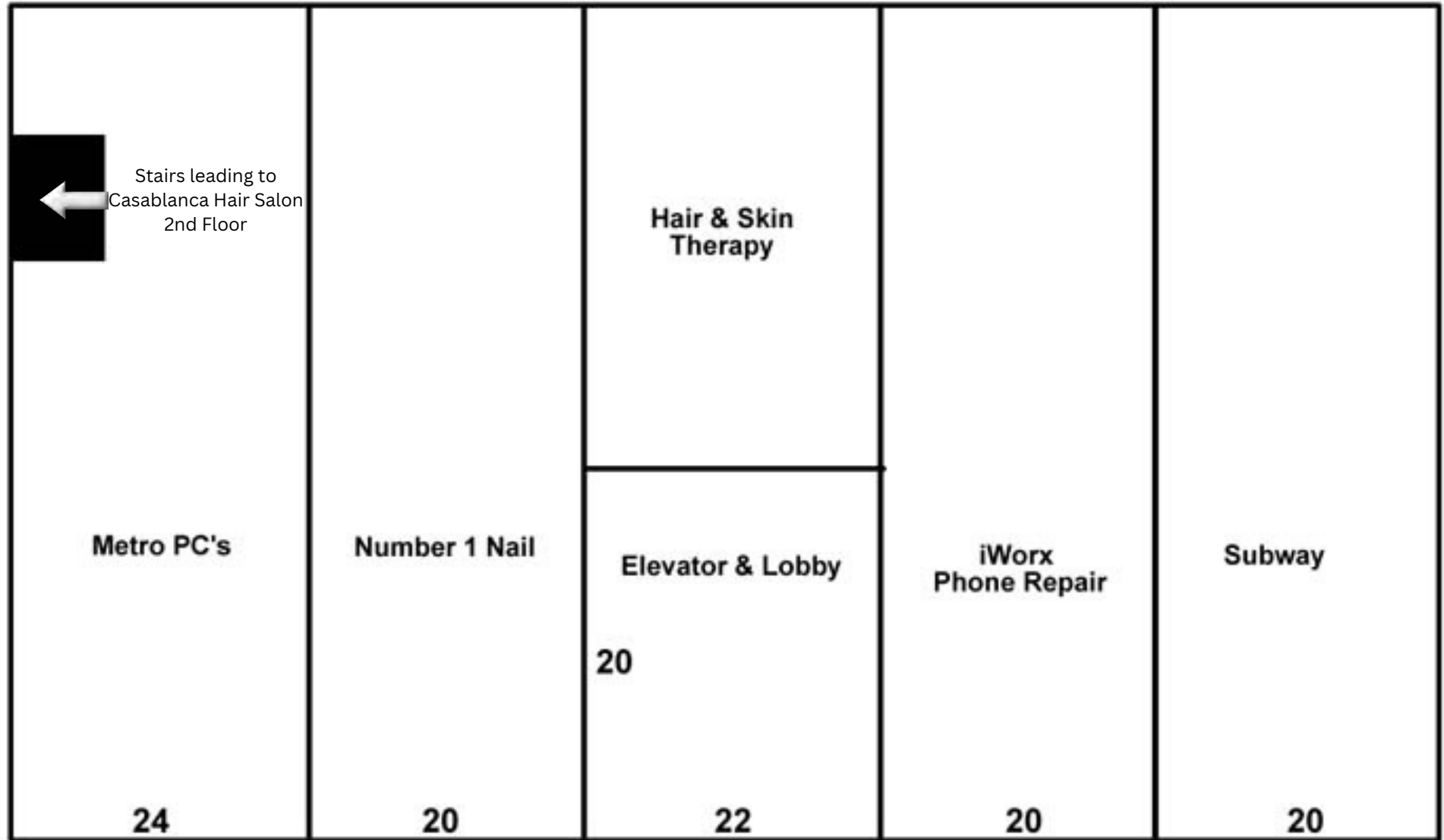
Brick  
Exterior



100  
Parking Spaces

# 1st FLOOR PLAN- FULLY LEASED

620 LINCOLN HIGHWAY, FAIRVIEW HEIGHTS, IL 62208



# AREA MAP

620 LINCOLN HIGHWAY, FAIRVIEW HEIGHTS, IL 62208



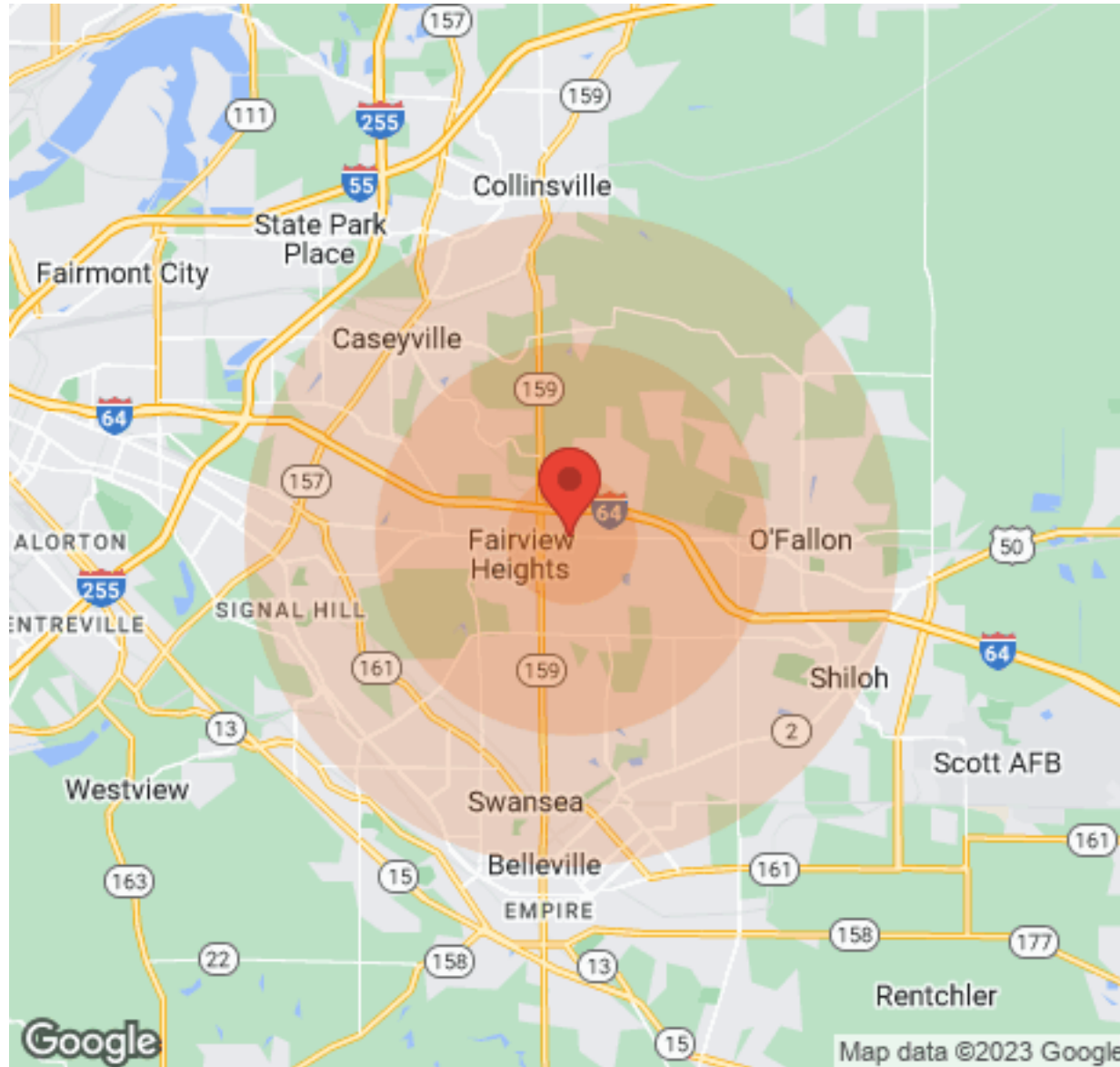
## LOCATION OVERVIEW

The 13,144 SF retail building is strategically situated in Fairview Heights, IL, off Exit 12 on Interstate 64. The building sits on signalized light adjacent to the St. Clair Square and near many retail locations. It's close proximity to St. Louis, MO, offers convenient access to a major metropolitan area.

<p>Monument Signage</p>	<p>Interstate 64</p>	<p>18,600 Traffic Count</p>
<p>Frontage: 225' Depth: 200'</p>	<p>Exit # 12</p>	<p>STL Airport 26.8 miles</p>

# DEMOGRAPHICS

620 LINCOLN TRAIL



Population	1 Mile	3 Miles	5 Miles
Male	1,600	19,556	55,410
Female	1,927	21,319	59,144
Total Population	3,527	40,875	114,554

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	744	7,980	22,120
Ages 15-24	460	5,221	14,906
Ages 25-54	1,303	15,251	45,036
Ages 55-64	420	5,247	14,595
Ages 65+	600	7,176	17,897

Income	1 Mile	3 Miles	5 Miles
Median	\$75,152	\$77,588	\$55,531
< \$15,000	108	1,262	4,822
\$15,000-\$24,999	109	1,096	4,657
\$25,000-\$34,999	99	1,387	4,758
\$35,000-\$49,999	224	1,892	5,960
\$50,000-\$74,999	280	3,495	9,804
\$75,000-\$99,999	311	2,722	6,473
\$100,000-\$149,999	269	3,131	6,795
\$150,000-\$199,999	N/A	1,092	2,124
> \$200,000	13	530	1,205

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,471	17,836	51,396
Occupied	1,411	16,758	47,599
Owner Occupied	1,145	12,603	32,825
Renter Occupied	266	4,155	14,774
Vacant	60	1,078	3,797

# INVESTMENT PROPERTY SUMMARY

620 LINCOLN TRAIL

## LISTING # 309

### PROPERTY INFO

Tenants/Units: 6  
APN: 03-27.0-305-002/003  
County: IL - St. Clair  
Zoning: PB - Planned Business -Fairview Heights  
Complex: Good

### STRUCTURAL DATA

Year Built: 1990  
Total SF: 13,144  
Floors: 2  
Roof: TPO  
Construction Type: Combination

### FACILITY INFO

Parking: Attached,100  
Elevator: ADA Compliant Passenger Elevator  
Heating: Forced Air  
Cooling: Forced Air

### LAND MEASUREMENTS

Lot Size: 1.03 Acres  
Dimensions: 225' x 200'



### SALE INFORMATION

Sale Price: \$2,200,000  
CAP Rate: 6.29%  
NOI: \$138,362  
GRM: 10.6

### INCOME:

Gross Rental Income: \$111,276  
Gross Other Income: \$111,276  
Total Income: \$41,992

### EXPENSES:

Property Taxes: \$28,719.64  
Building Insurance: \$16,517  
Utilities - Electricity: \$784  
Utilities - Water & Sewer: \$183  
Property Management: \$1,916  
Elevators: \$1,182  
Trash Removal: \$3,061  
Landscaping/Snow Removal: \$2,510  
Total Expenses: \$69,284.64

Financials available upon request

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