

# BUILD TO SUIT

5315 North Illinois Street, Fairview Heights, IL 62208



**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

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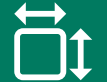



# AREA MAP

5315 NORTH ILLINOIS STREET, FAIRVIEW HEIGHTS, IL 62208



**LOCATION OVERVIEW**

The +/- 2.9 Acre build to suit site is situated in Fairview Heights, IL, 1.25 miles from Interstate 64. A high traffic site within the Fairview Heights retail corridor. The site offers 382' of frontage on IL-159 (North Illinois Street). All utilities are on site. Land has been cleared and is ready for construction

 <p>Frontage: 382" Depth: Irregular</p>	 <p>Level Topography</p>	 <p>Interstate 64 (1.25 Miles)</p>	 <p>26,000 ADT</p>
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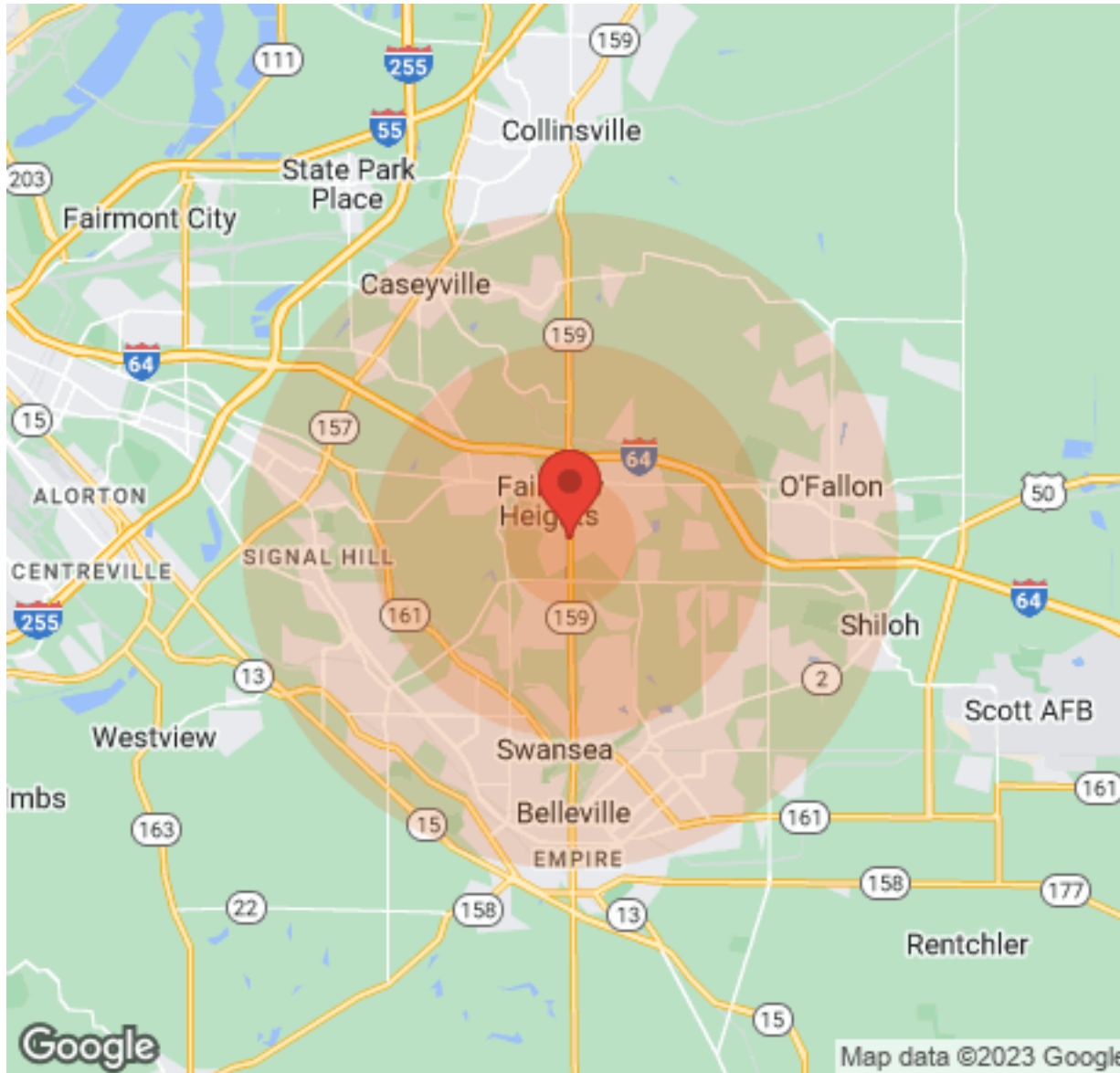






# DEMOGRAPHICS

5315 NORTH ILLINOIS STREET, FAIRVIEW HEIGHTS, IL 62208



Population	1 Mile	3 Miles	5 Miles
Male	4,705	17,416	61,087
Female	5,197	19,701	65,251
Total Population	9,902	37,117	126,338

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,857	7,177	24,236
Ages 15-24	1,212	4,631	16,313
Ages 25-54	4,144	14,294	49,822
Ages 55-64	1,283	4,799	16,179
Ages 65+	1,406	6,216	19,788

Income	1 Mile	3 Miles	5 Miles
Median	\$77,588	\$71,607	\$53,356
< \$15,000	213	1,116	5,459
\$15,000-\$24,999	81	1,242	5,361
\$25,000-\$34,999	327	1,470	5,564
\$35,000-\$49,999	524	1,878	7,191
\$50,000-\$74,999	1,126	3,341	10,685
\$75,000-\$99,999	898	2,369	6,830
\$100,000-\$149,999	838	2,669	7,184
\$150,000-\$199,999	159	865	2,224
> \$200,000	51	471	1,253

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,430	16,671	58,134
Occupied	4,148	15,684	53,252
Owner Occupied	2,596	11,078	35,936
Renter Occupied	1,552	4,606	17,316
Vacant	282	987	4,882

# LAND PROPERTY SUMMARY

5315 NORTH ILLINOIS STREET

## LISTING # 2789

### LEASE INFO

Lease Rate: Contact Broker (Build to Suit)

### LAND MEASUREMENTS

Lot Size: 2.09 Acres  
Min Divisible Acres: 2.09 Acres  
Dimensions: 382' x irregular

### PROPERTY INFO

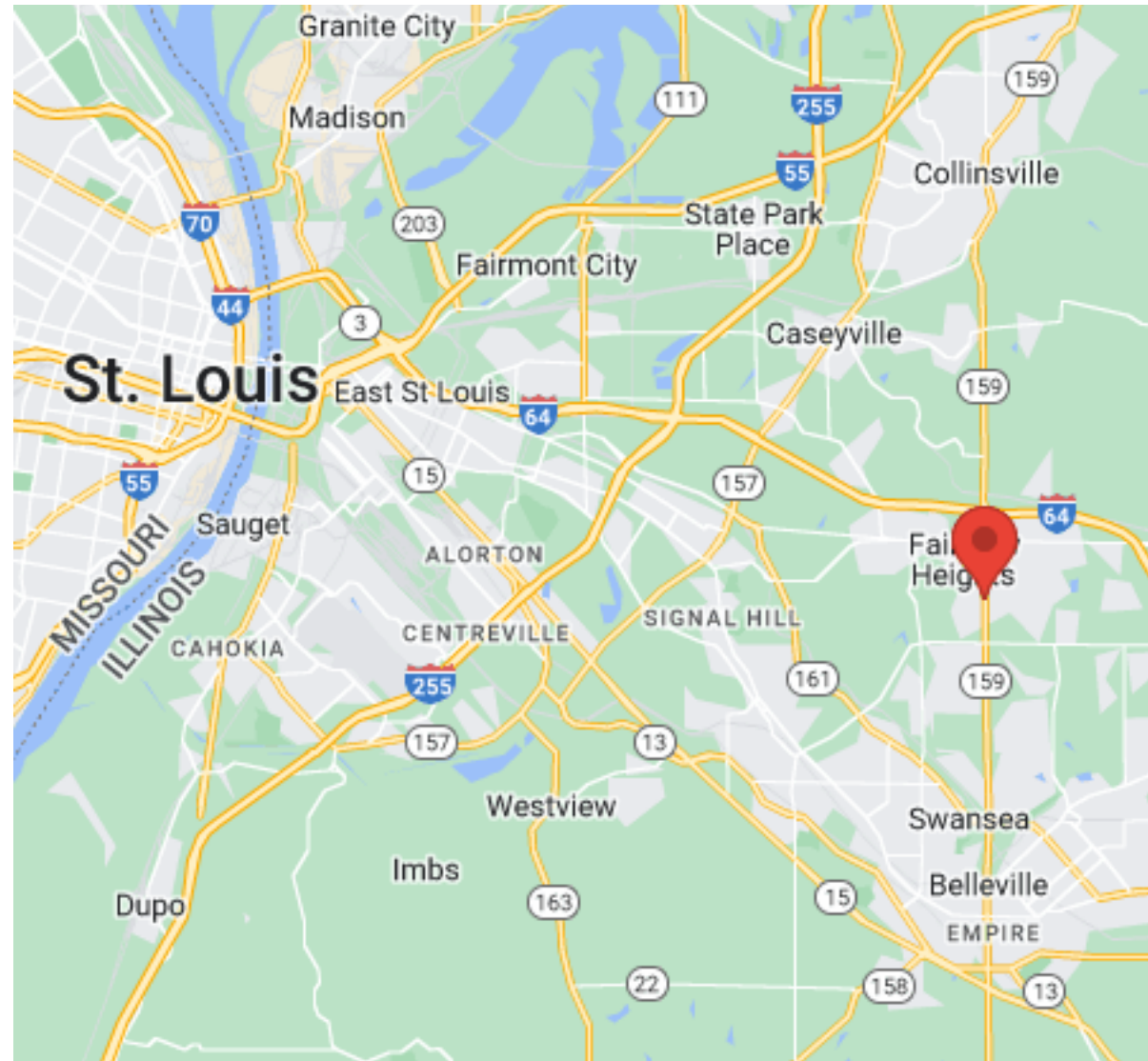
APN: 03-33.0-210-020, 03-33.0-210-021,  
03-33.0-210-024, 03-33.0-212-028  
County: IL - St. Clair  
Zoning: B-3  
Topography: Level  
Traffic Count: 26,000

### UTILITY INFO

Water Provider/Location: City of O'Fallon - On Site  
Sewer Provider/Location: Caseyville Township - On Site  
Gas Provider/Location: Ameren Illinois - On Site  
Electric Provider/Location: Ameren Illinois - On Site

### TRANSPORTATION

Interstate: I-64



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