

**LEASE RATE REDUCED**

**FOR LEASE**

317 Lincoln Highway,  
Fairview Heights, IL  
62208



**13,049 SF RETAIL SPACE AVAILABLE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

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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

317 Lincoln Highway, Fairview Heights, IL 62208



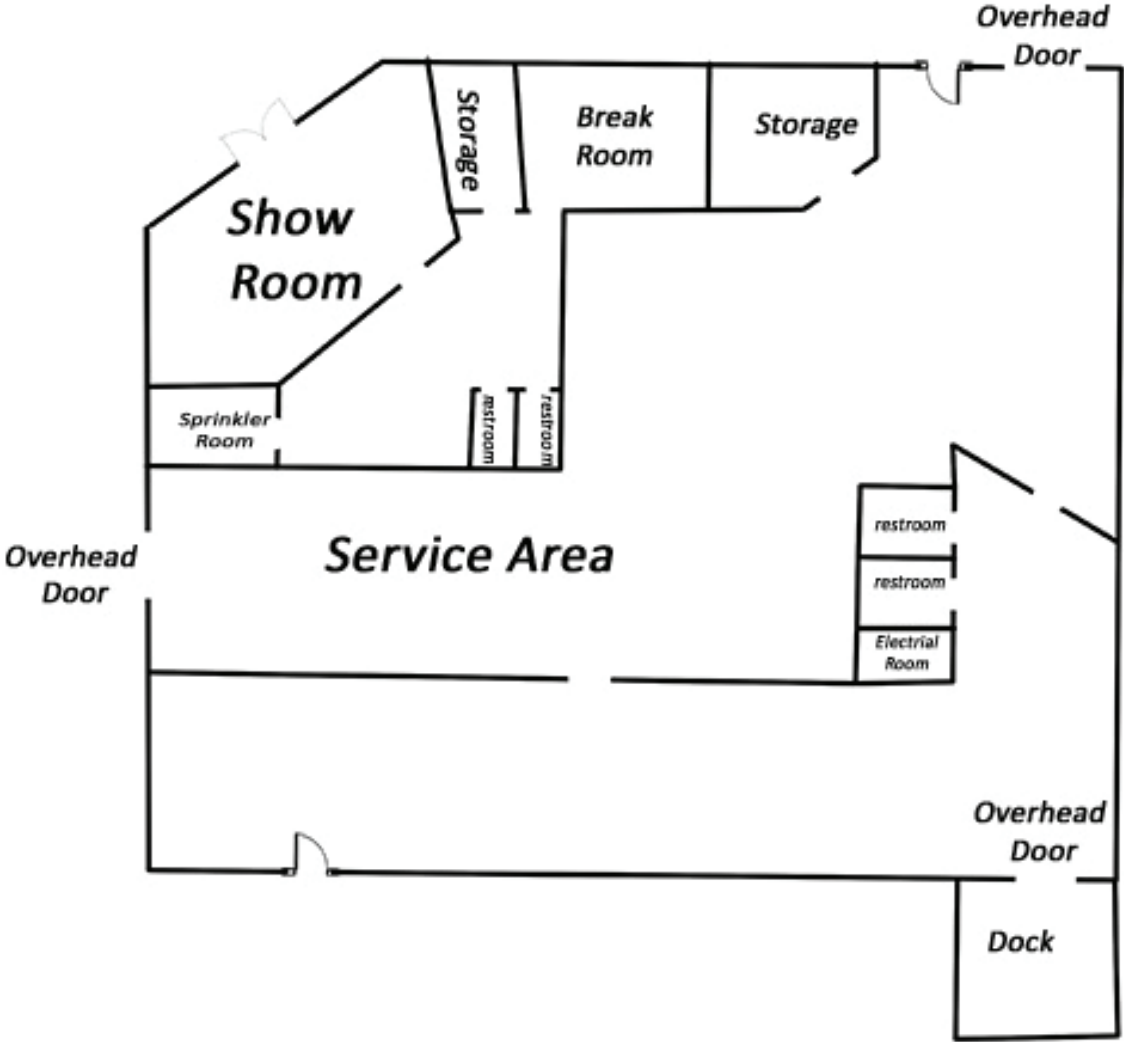
## LOCATION OVERVIEW

Located in a solid retail trade area. Excellent Interstate access and frontage on Lincoln Highway averaging a daily traffic count of 18,600 CPD.

 <p>BUILDING, PYLON</p>	 <p>WAREHOUSE 9,000 SF</p>
 <p>18,600 ADT</p>	 <p>14 PARKING SPACES</p>

# FLOOR PLAN

317 Lincoln Highway, Fairview Heights, IL 62208



\*Not to Scale

# PROPERTY PHOTOS

317 Lincoln Highway, Fairview Heights, IL 62208



# PROPERTY PHOTOS

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SHOWROOM PHOTO



SHOWROOM PHOTO



INTERIOR PHOTO

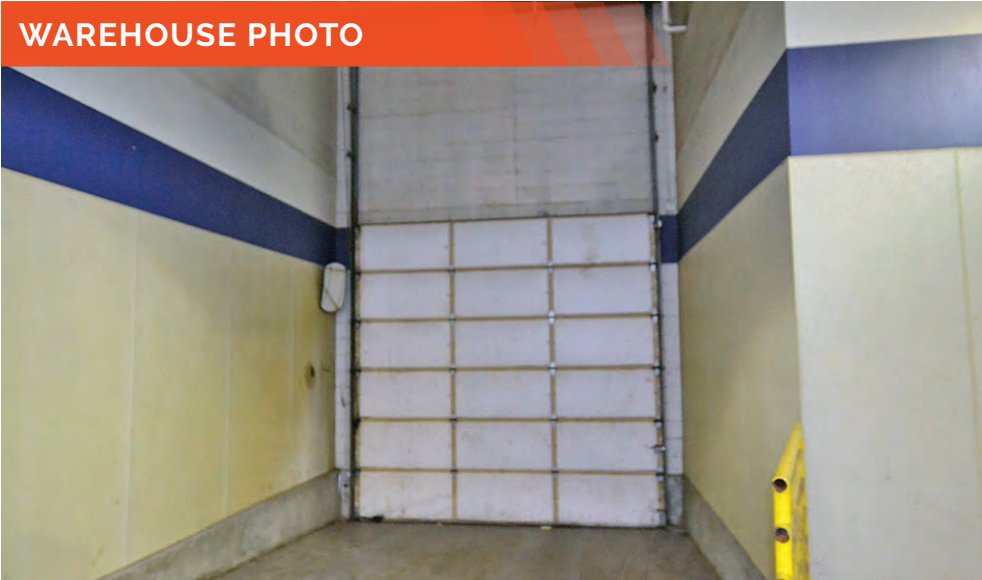


INTERIOR PHOTO



# PROPERTY PHOTOS

317 Lincoln Highway, Fairview Heights, IL 62208



# OFFICE/RETAIL PROPERTY SUMMARY

317 LINCOLN HIGHWAY

**LISTING #** 2829

## LOCATION DETAILS:

**Parcel #:** 03-27.0-100-071  
**County:** IL - St. Clair  
**Zoning:** PB

## PROPERTY OVERVIEW:

**Building SF:** 13,049  
**Vacant SF:** 13,049  
**Usable Sqft:** 13,049  
**Min Divisible SF:** 13,049  
**Max Contig SF:** 13,049  
**Office SF:** 500  
**Retail SF:** 3,548  
**Signage:** Building,Pylon  
**Lot Size:** 1.07 Acres  
**Frontage:** 155  
**Depth:** Varies  
**Parking Spaces:** 14  
**Parking Surface Type:** -

## STRUCTURAL DATA:

**Year Built:** 1988  
**Yr Renovated:** -  
**Building Class:** -  
**Ceilings:** 10' - 22'  
**Construction Type:** Exterior - Block, Stucco

## TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** No  
**Opportunity Zone:** No



## SALE/LEASE INFORMATION:

**Lease Rate:** \$9.25 - \$9.25  
**Lease Type:** Modified Gross  
**CAM:** \$2.70

## FINANCIAL INFORMATION:

**Taxes:** \$19,193.00  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 18,600

## PROPERTY DESCRIPTION:

13,049 SF retail with warehouse (Formerly Sears Tire and Auto Center). This is a high visibility free standing building on an out-lot to St Clair Square regional mall. Located in a solid retail trade area. High traffic counts and close proximity to I-64. 20' clear span ceiling height, heated warehouse area, (2) 12' overhead doors, truck dock, floor drains, Airlines, 3 phase power, 225-400 AMP, 120-208 volts. Showroom retail area, break room and wet pipe sprinkler system.



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