

FOR LEASE

10 Lincoln Hwy
Fairview Heights, IL
62208

7,248 SF Available

OFFICE/RETAIL SPACE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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7,248 SF
Office/Retail Space
Available For Lease

Warehouse Space
with 10' Overhead
Door

Located in Heavy
Retail/Restaurant
area

Near St. Clair Square



PROPERTY HIGHLIGHTS



Warehouse
Space



Signage:
Marquee



Traffic
count:
18,600



Restrooms

AREA MAP

10 Lincoln Hwy. Fairview Heights, IL 62208



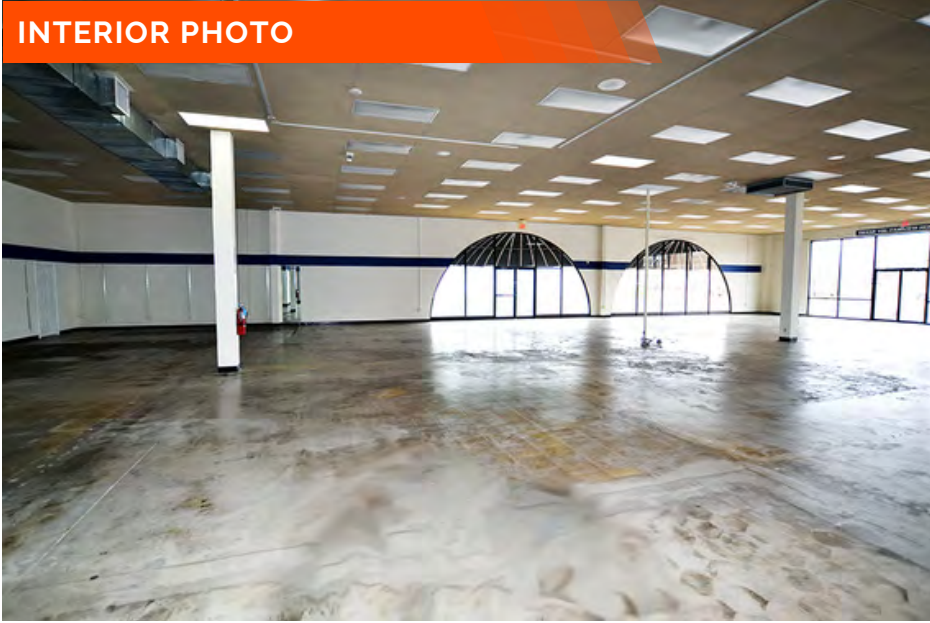
LOCATION OVERVIEW

7,248 SF of retail space, at IL-159 and Rte. 50 in Fairview Heights, IL. Prime Retail location with many retailers in the area like; St. Clair Square, Lowe's, Ross, Hobby Lobby, Red Robin, Barnes & Noble, Jared, and many more. Located within a heavily trafficked/busy restaurant/retail area.

PROPERTY PHOTOS

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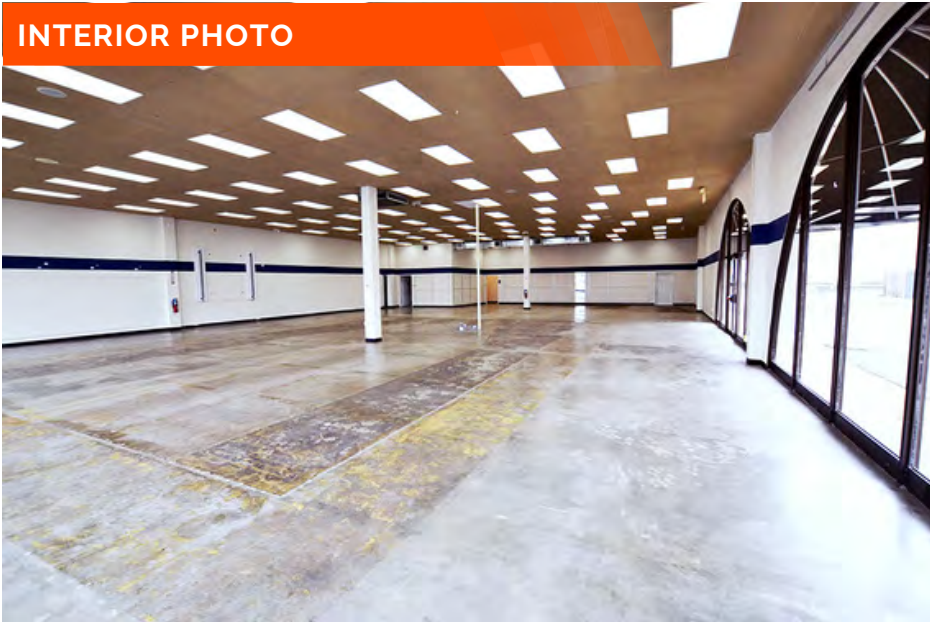
INTERIOR PHOTO



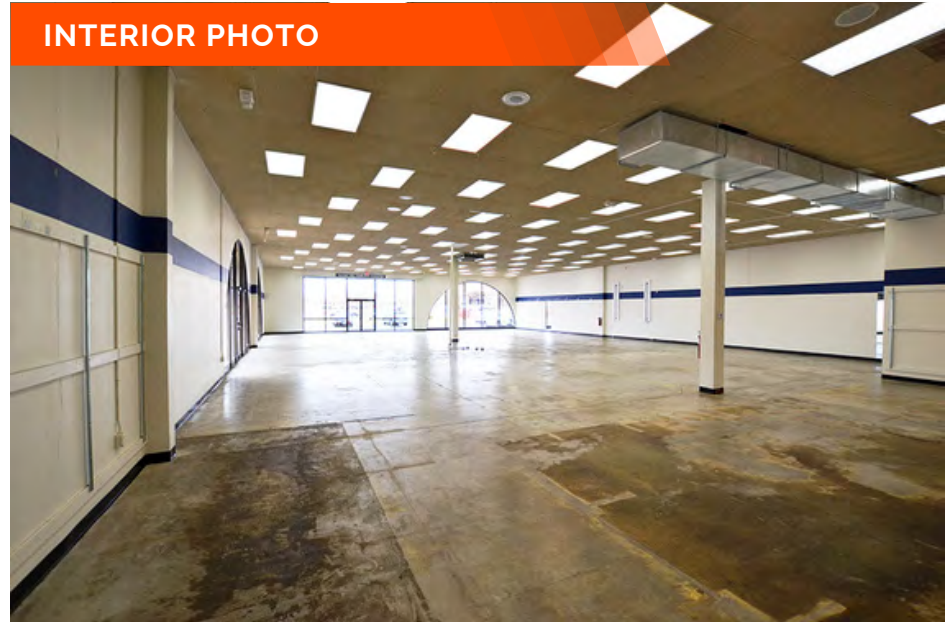
INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



RETAIL PROPERTY SUMMARY

10 Lincoln Hwy. Fairview Heights, IL 62208

#2850

LEASE INFORMATION:

For Lease: YES
Lease Rate: \$18/SF
Lease Type: NNN

SQUARE FOOT INFO:

Building Total: 7,248 SF
Total Available: 7,248 SF
Warehouse: 1,500 SF
Min Divisible: 7,248 SF
Max Divisible: 7,248 SF

LAND MEASUREMENTS:

Frontage: 169 FT

STRUCTURAL DATA:

Year Built: 1976
Rehab Year: 2021
Building Class: B
Clearance Height: 12'
Roof: Flat
Floors: 1
Signage: YES, Marquee



PROPERTY INFORMATION:

Parcel No: 03-27.0-300-003-058
County: St. Clair
Zoning: PB
Parking: 46
Traffic Count: 18,600
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: \$35,357
Tax Year: 2023

COMMENTS:

7,248 SF Retail/Warehouse space with 10' overhead door.

Located in heavy retail/restaurant area.



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