

FOR LEASE

5317-5327 N Illinois
(Route 159)
Fairview Heights, IL 62208

Suite 5327
1,300 SF



OFFICE/RETAIL/RESTAURANT SPACE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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FAIRVIEW PLAZA

- 12,800 SF Office/Retail Center with 1,300-8,400 SF Available for Lease
- (2) 2,500 SF Bays & (1) 2,100 SF Bay- SF can be customized based on tenant needs
- (1) 1,300 SF Restaurant space with Hood
- Situated in a High Traffic Area- 26,000 ADT on Route 159
- Building & Marquee Signage Available
- 1 Mile South of I-64; Exit 12

Lease Rate: \$15.00-\$18/SF, NNN (\$4.00 NNN Fee's)

AREA MAP

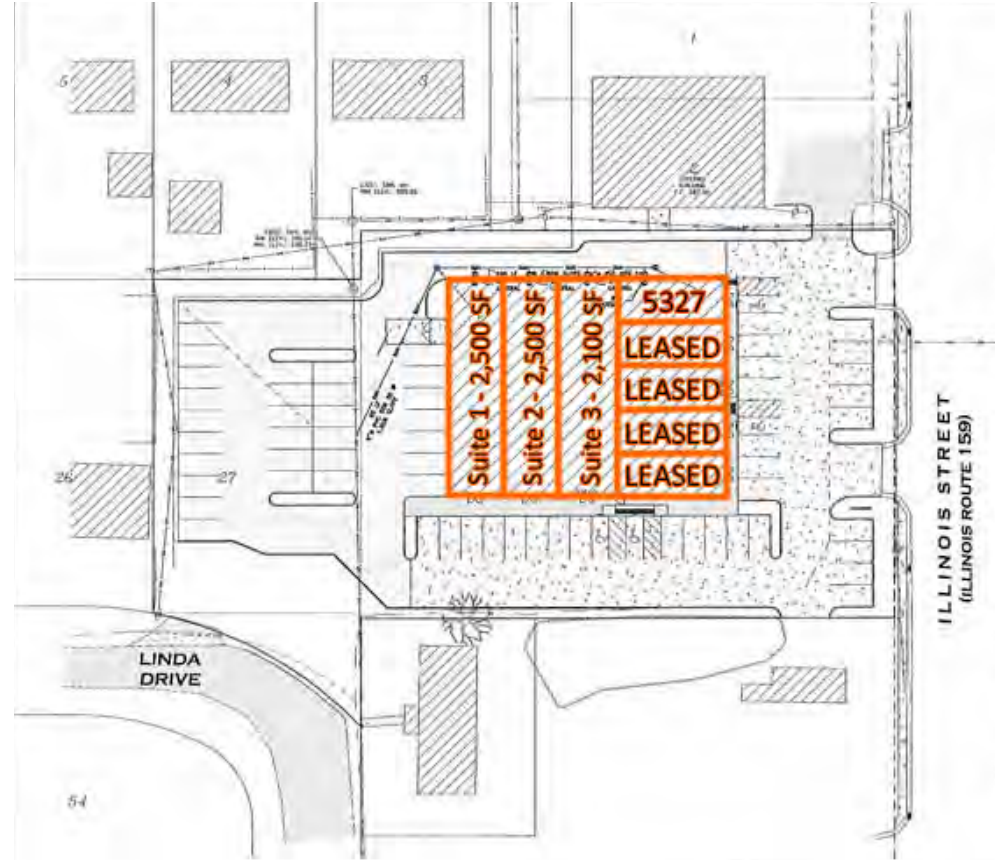
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FACILITY LAYOUT & AVAILABILITY

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Suite	Tenant	Suite SF	\$/SF
Suite 1	Available	2,500	\$15/SF
Suite 2	Available	2,500	\$15/SF
Suite 3	Available	2,100	\$15/SF
5319	13 Broadband	1,200	x
5321	13 Broadband	1,000	x
5323	Gentleman Cuts	1,300	x
5325	Lucky Jacks	1,000	x
5327	Available	1,300	\$18/SF



OFFICE PROPERTY SUMMARY

#1795

5317-5327 N Illinois (Route 159), Fairview Heights, IL 62208

LEASE INFORMATION:

For Lease: YES
Lease Rate/SF: \$15.00-\$18.00
Lease Type: NNN
Net Charges: \$4.00
Cam Charges:
Lease Terms:

SQUARE FOOT INFO:

Building Total: 12,800 SF
Total Available: 8,400 SF
Direct Lease: 8,400 SF
Sublease: 0 SF
Office: 8,400 SF
Min Divisible: 1,300 SF
Max Contiguous: 7,100 SF

LAND MEASUREMENTS:

Acres: 1.38 AC
Frontage: FT
Depth: FT

PROPERTY INFORMATION:

Parcel No: -
County: St. Clair
Zoning: Commercial
Zoning By: Fairview Heights
Prior Use: N/A
Complex: Fairview Plaza
Parking: 63
Traffic Count: 26,000
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: -
Tax Year: -

STRUCTURAL DATA:

Year Built: 2018
Rehab Year: N/A
Building Class: -
Clearance Min: -
Clearance Max: -
Roof: -
Exterior: Brick
Floors: 1
Signage: -
Bay Spacing: Clear Span



TRANSPORTATION:

Interstate: I-64
Rail: N/A
Barge: N/A
Airport: N/A

COMMENTS:

12,800 SF retail/office strip center-
Fairview Plaza, located on North Illinois
(IL Route 159) in Fairview Heights.
High traffic count, marquee signage.



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