

# FOR LEASE

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



## FAIRVIEW PLAZA OFFICE/RETAIL SPACE

**BARBERMURPHY**

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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.





## FAIRVIEW PLAZA

- 12,800 SF Office/Retail Center with 2,100-7,100 SF Available for Lease
- (2) 2,500 SF Bays & (1) 2,100 SF Bay- SF can be customized based on tenant needs
- Building & Marquee Signage Available
- 1 Mile South of I-64; Exit 12

**Lease Rate: \$13.50/SF, NNN (\$4.00 NNN Fee's)**



## AREA MAP

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



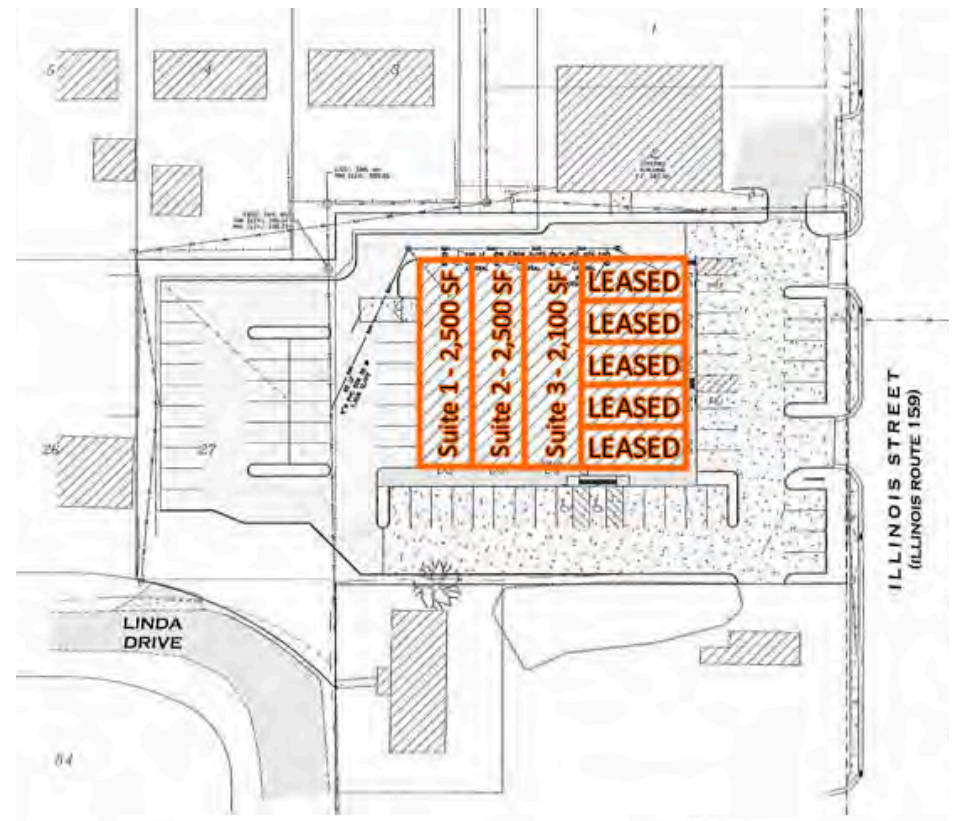
Fairview Plaza is located on North Illinois (IL Route 159) in Fairview Heights. Situated in a high traffic area with 26,000 ADT on Route 159.



# FACILITY LAYOUT & AVAILABILITY

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

Suite	Tenant	Suite SF	\$/SF
Suite 1	Available	2,500	\$13.50/SF
Suite 2	Available	2,500	\$13.50/SF
Suite 3	Available	2,100	\$13.50/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	Pusaka Japanese	1,300	x



## OFFICE/RETAIL SUMMARY

5317 - 5327 NORTH ILLINOIS STREET

**LISTING #** 1795

### LOCATION DETAILS:

County: IL - St. Clair  
Zoning: Commercial - Fairview Heights  
Complex: Fairview Plaza

### PROPERTY OVERVIEW:

Building SF: 12,800  
Vacant SF: 7,100  
Min Divisible SF: 2,100  
Max Contig SF: 7,100  
Office SF: 7,100  
Retail SF: 7,100  
Signage: Marquee & Building  
Lot Size: 1.38 Acres  
Parking Spaces: 63  
Parking Surface Type: Concrete & Asphalt

### STRUCTURAL DATA:

Year Built: 2018  
Construction Type: Brick



### LEASE INFORMATION:

Lease Rate: \$13.50 / SF  
Lease Type: NNN  
NNN Expenses: \$4.00

### DEMOGRAPHICS:

Traffic Count: 26,000

### PROPERTY DESCRIPTION:

Fairview Plaza - 12,800 SF retail/office center with 2,100 - 7,100 SF available for Lease. (2) 2,500 SF bays and (1) 2,100 SF bay - SF can be customized based on tenant needs. Building & Marquee signage available.