

FOR LEASE

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



FAIRVIEW PLAZA OFFICE/RETAIL SPACE

BARBERMURPHY
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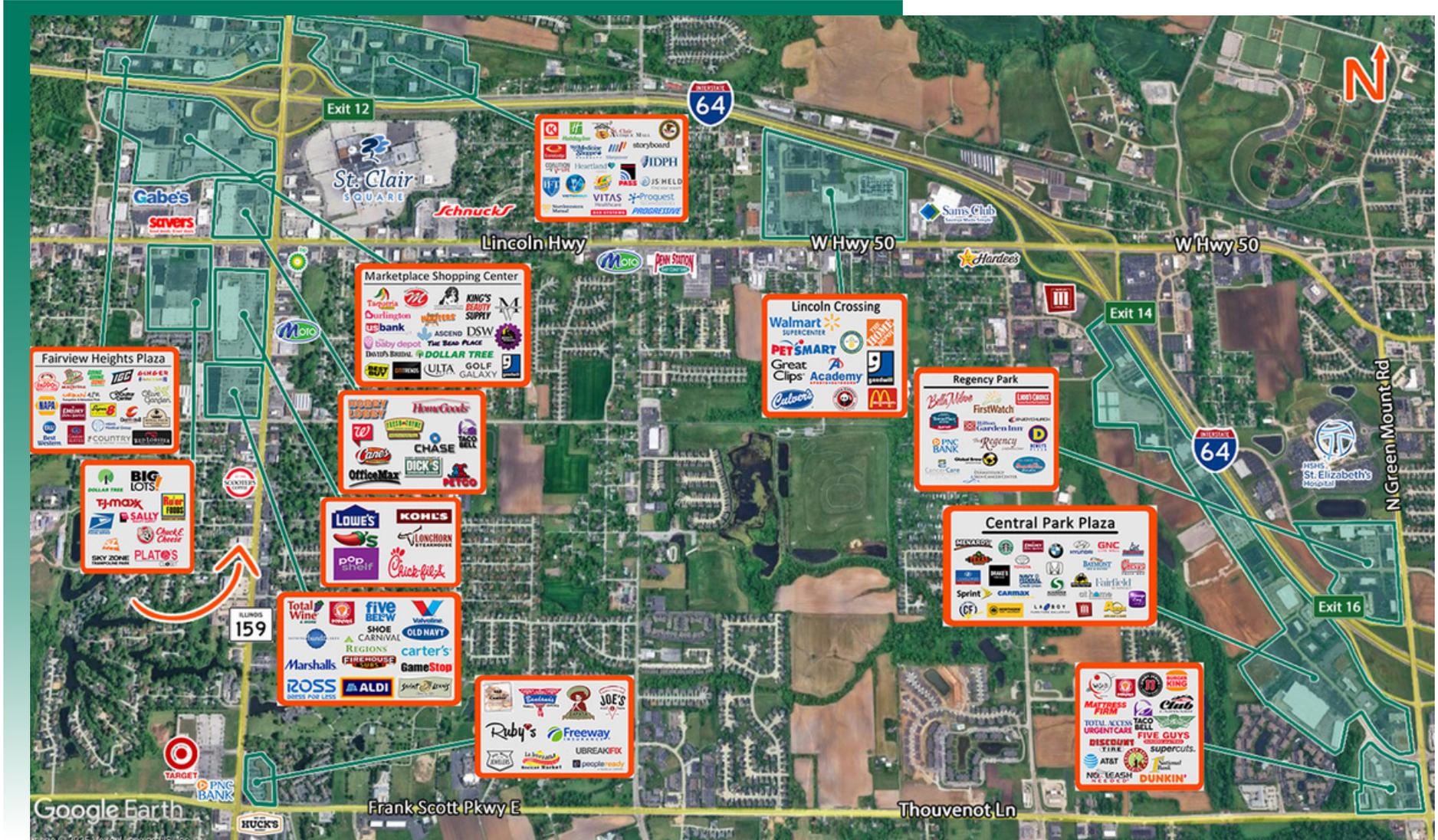
FAIRVIEW PLAZA

- 12,800 SF Office/Retail Center with 2,100-4,600 SF for Lease
- (1) 2,500 SF Bay & (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

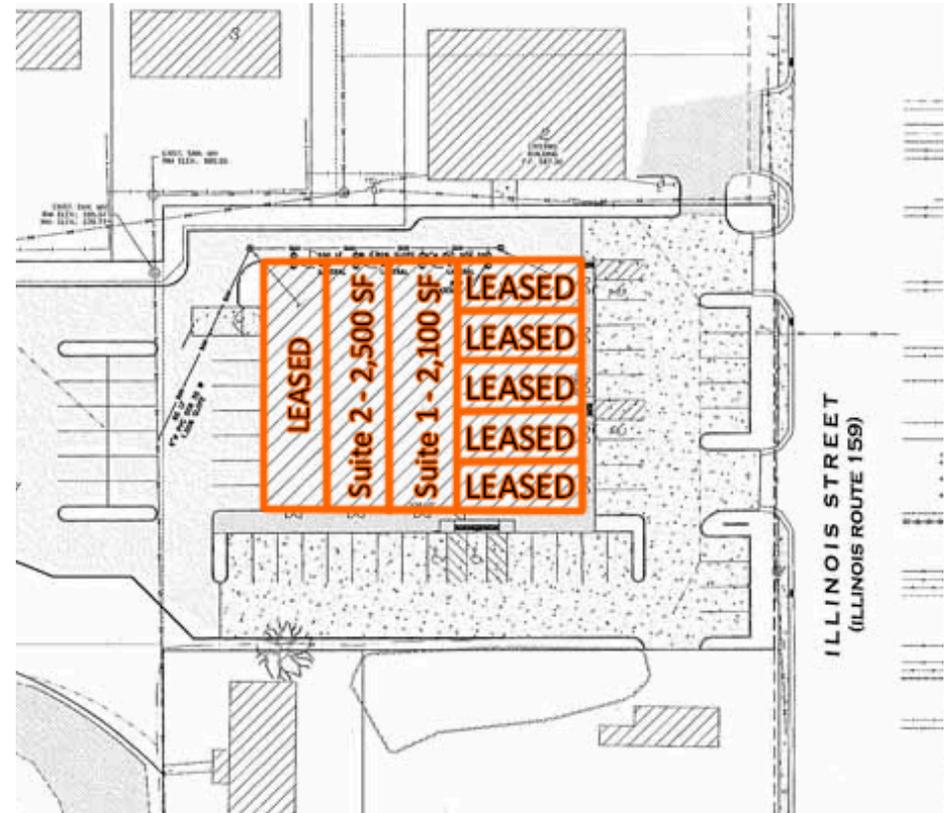


Fairview Plaza is located on North Illinois (IL Route 159) in Fairview Heights. Situated in a high traffic area with 26,000 ADT on Route 159.

FACILITY LAYOUT & AVAILABILITY

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

Suite	Tenant	Suite SF	\$/SF
Suite 1	Available	2,100	\$13.50/SF
Suite 2	Available	2,500	\$13.50/SF
Suite 3	Slick City	2,500	x
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: 4,600
Min Divisible SF: 2,100
Max Contig SF: 4,600
Office SF: 4,600
Retail SF: 4,600
Signage: Marquee and 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: 22,000

PROPERTY DESCRIPTION

Fairview Plaza - 12,800 SF retail/office center with 2,100 - 4,600 SF available for Lease. (1) 2,500 SF bay and (1) 2,100 SF bay - SF can be customized based on tenant needs. Building & Marquee signage available.