

FOR LEASE

327 Lincoln Hwy.
Fairview Heights, IL
62208

FOR LEASE > 2,450 SF

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS

BEAUTY
plus+

 **RED WING
SHOES**

2,450 SF OFFICE/RETAIL SPACE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

Mike Durbin
Broker Associate
Office: (618) 277-4400 (Ext. 39)
Cell: (618) 960-8675
miked@barbermurphy.com



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

327 Lincoln Hwy., Fairview Heights



LOCATION OVERVIEW

Located in a high traffic retail corridor. Excellent interstate access and frontage on Lincoln Highway with an ADT of 17,900.

PROPERTY PHOTOS / FLOOR PLAN

327 Lincoln Hwy., Fairview Heights

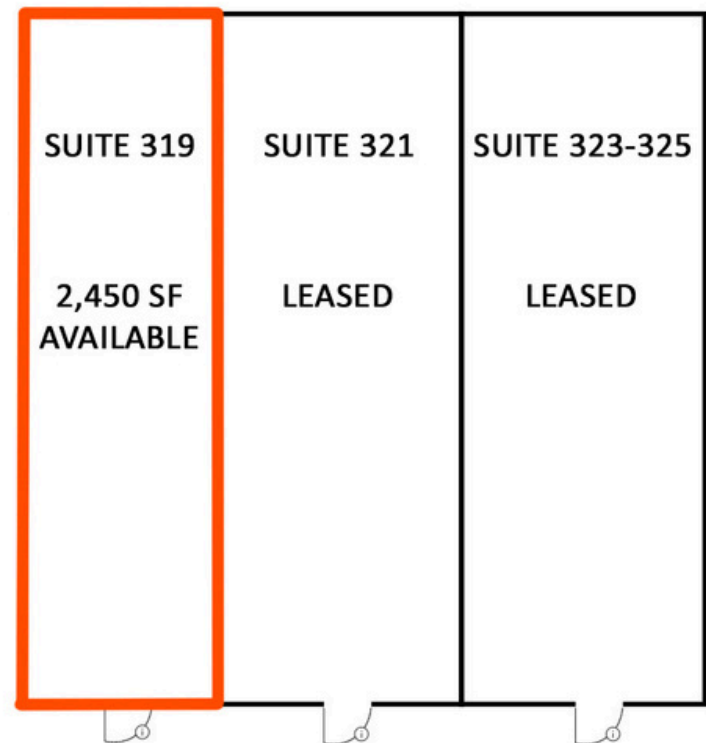
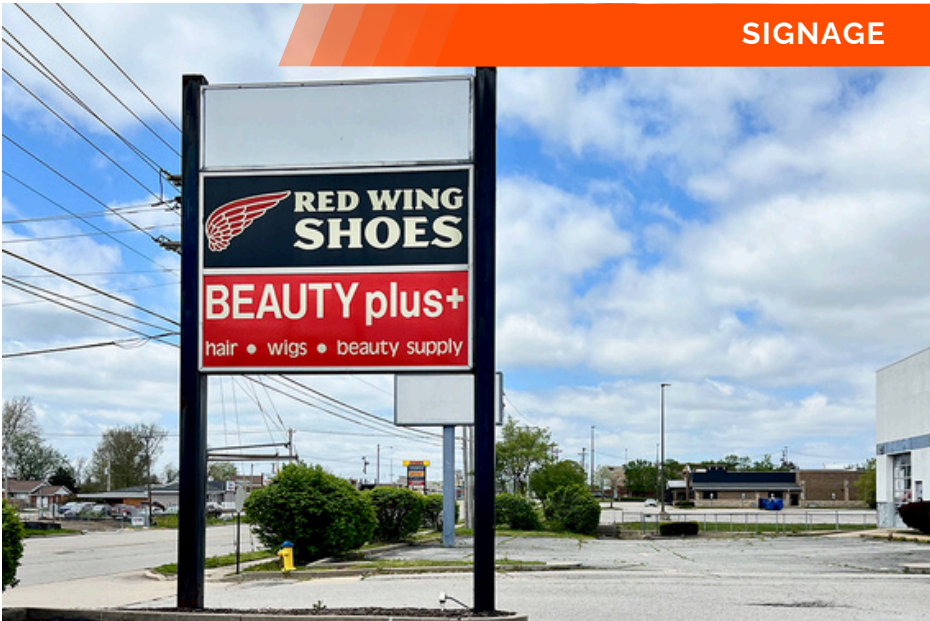
SHOWROOM



SPECIALTY SUITES



SIGNAGE



OFFICE/RETAIL SUMMARY

327 LINCOLN HWY

LISTING # 3075

LOCATION DETAILS:

Parcel # 8,100
County: IL - St. Clair
Zoning: B-4

PROPERTY OVERVIEW:

Building SF: 8,100
Vacant SF: 2,450
Min Divisible SF: 2,450
Max Contig SF: 2,450
Office SF: 2,450
Retail SF: 2,450
Signage: Monument,Building
Lot Size: 0.60 Acres
Frontage: 126
Depth: 223
Parking Spaces: 49
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1988
Renovated: 2021
Ceilings: 10'-12'
Construction Type: Exterior - Block, Masonry



LEASE INFORMATION:

Lease Rate: \$13.00
Lease Type: NNN
NNN Expenses: \$4.50

FINANCIAL INFORMATION:

Taxes: \$17,181.64
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 17,900

Property Description

2,450 SF retail suite available for lease. Five private suites with water hook ups for former salon chairs. Three additional private suites in rear of space, with a storage room, private office, large open retail showroom, ADA restroom, commercial water heater and dryer hook up. Tremendous parking and visibility to Lincoln Highway.