

FOR LEASE

327 Lincoln Hwy.
Fairview Heights, IL
62208



4,900 SF OFFICE/RETAIL SPACE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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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.

FLOOR PLAN / SIGNAGE

327 Lincoln Hwy., Fairview Heights



*Not to scale



SUITE 319 PROPERTY PHOTOS

327 Lincoln Hwy., Fairview Heights

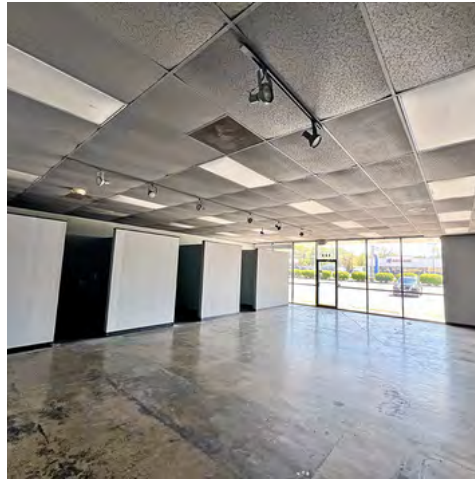
EXTERIOR SUITE 319



SHOWROOM



SHOWROOM



SPECIALTY SUITES



REAR OF BUILDING



Suite 319 has 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.

SUITE 323-325 PROPERTY PHOTOS

327 Lincoln Hwy., Fairview Heights

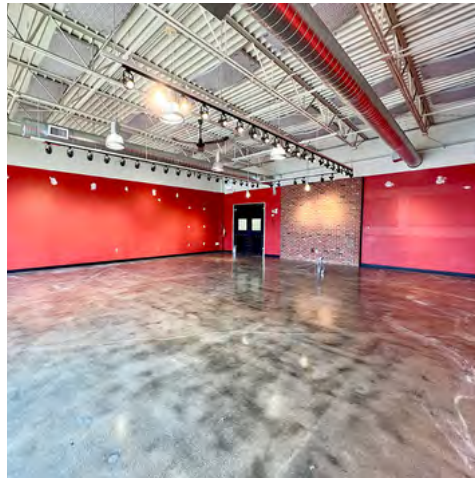
EXTERIOR SUITE 323-325



SHOWROOM



SHOWROOM



WAREHOUSE



DOCK AREA



Suite 323-325 is 2,450 SF and consists of an open retail showroom / office up front and climate controlled warehouse in rear. Back dock area could have an additional OHD added.

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.

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: 4,900
Min Divisible SF: 2,450
Max Contig SF: 2,450
Office SF: 4,900
Retail SF: 4,900
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

Two (2) 2,450 SF retail suites available for lease. Suite 319 has 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. Suite 323-325 is also 2,450 SF with an open retail showroom / office up front and climate controlled warehouse in rear. Back dock area could have an additional OHD added. Building is also available for sale. Contact broker for details.