

FOR LEASE

327 Lincoln Hwy.
Fairview Heights, IL
62208



2,450 SF OFFICE/RETAIL SPACE

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FLOOR PLAN / SIGNAGE

327 Lincoln Hwy., Fairview Heights



*Not to scale

SUITE 323-325 PROPERTY PHOTOS

327 Lincoln Hwy., Fairview Heights

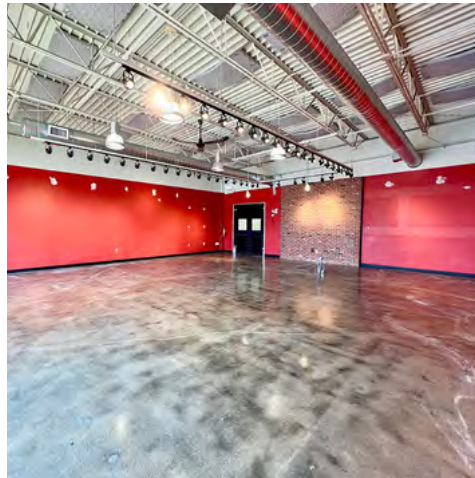


EXTERIOR SUITE 323-325

SHOWROOM



SHOWROOM



WAREHOUSE



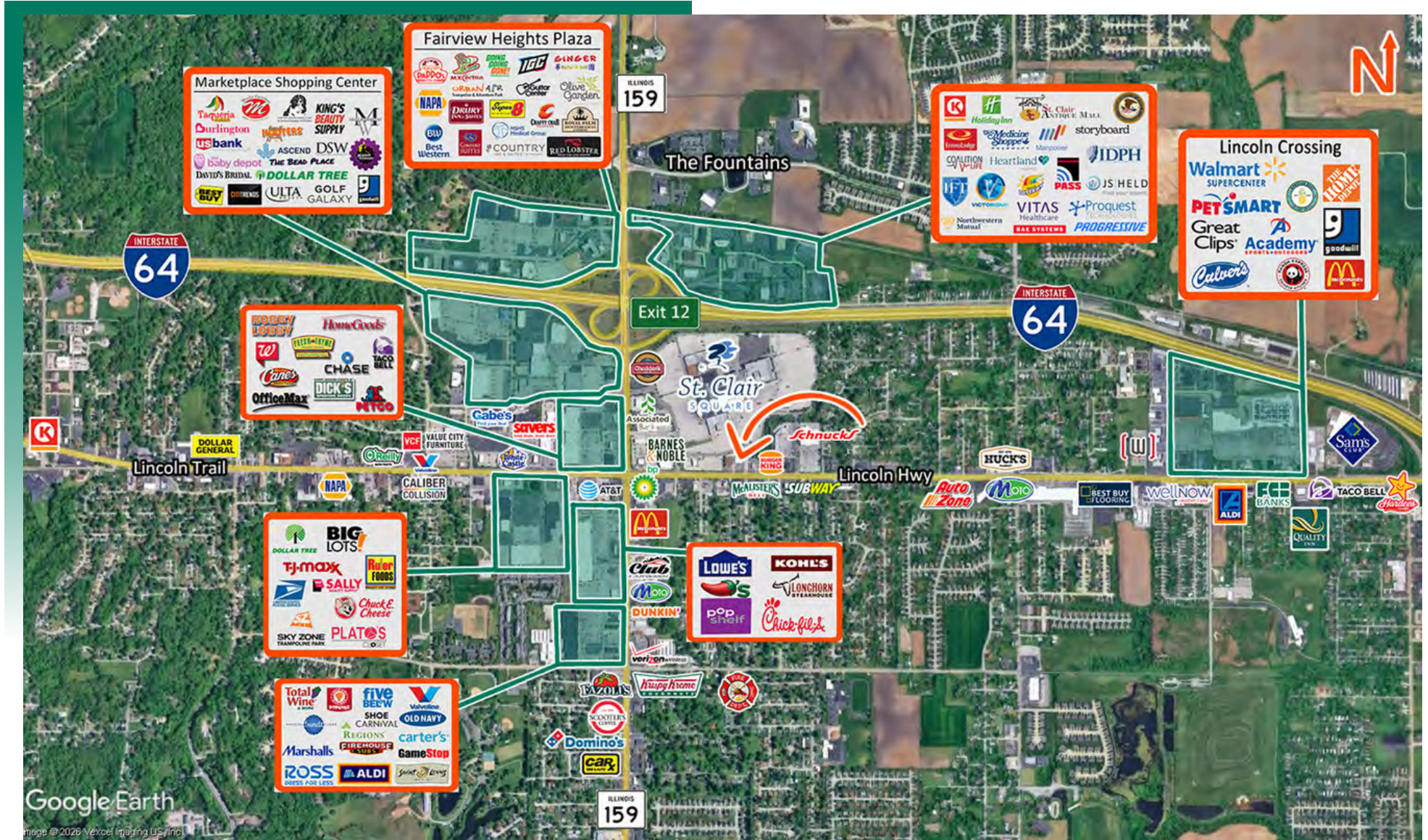
DOCK AREA



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 # 03-27.0-100-072
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: \$18,536.32
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 17,900

Property Description

2,450 SF suite with an open retail showroom / office up front and climate controlled warehouse in rear. Back dock area could have an additional OHD added. Tremendous parking and visibility to Lincoln Highway. Great location for a restaurant or other retail use.