

FOR SALE -AND- LEASE

10231 Lincoln Trail,
Fairview Heights, IL
62208



9,024 SF RETAIL SPACE

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

Matt Barriger
Broker Associate
Office: (618) 277-4400 (Ext. 17)
Cell: (618) 973-5507
mattb@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

10231 Lincoln Trail, Fairview Heights, IL 62208



LOCATION OVERVIEW

East/West Thoroughfare of Fairview Heights. 1.5 miles from St. Clair Square Mall and Interstate 64, big box retail, QSR's and office properties.



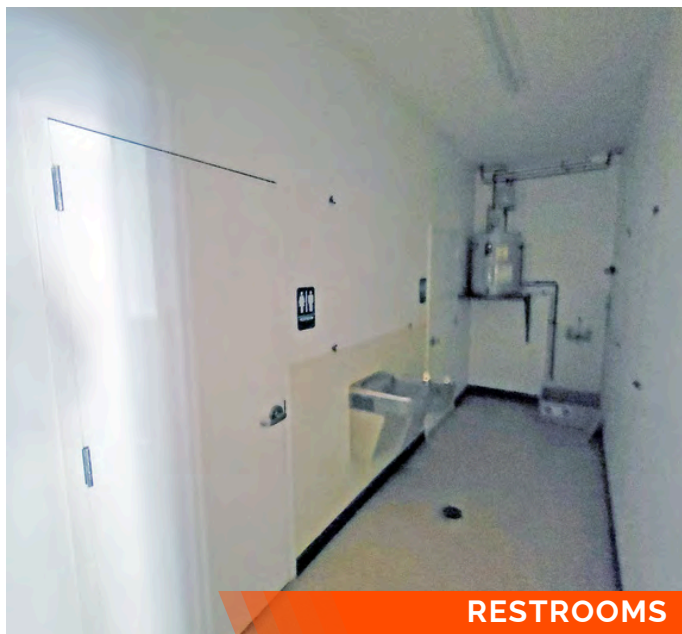
RETAIL SPACE



RETAIL SPACE



SIGNAGE



RESTROOMS



MECHANICAL ROOM

PROPERTY HIGHLIGHTS



PRIVATE
OFFICE



RESTROOMS



PYLON
SIGNAGE



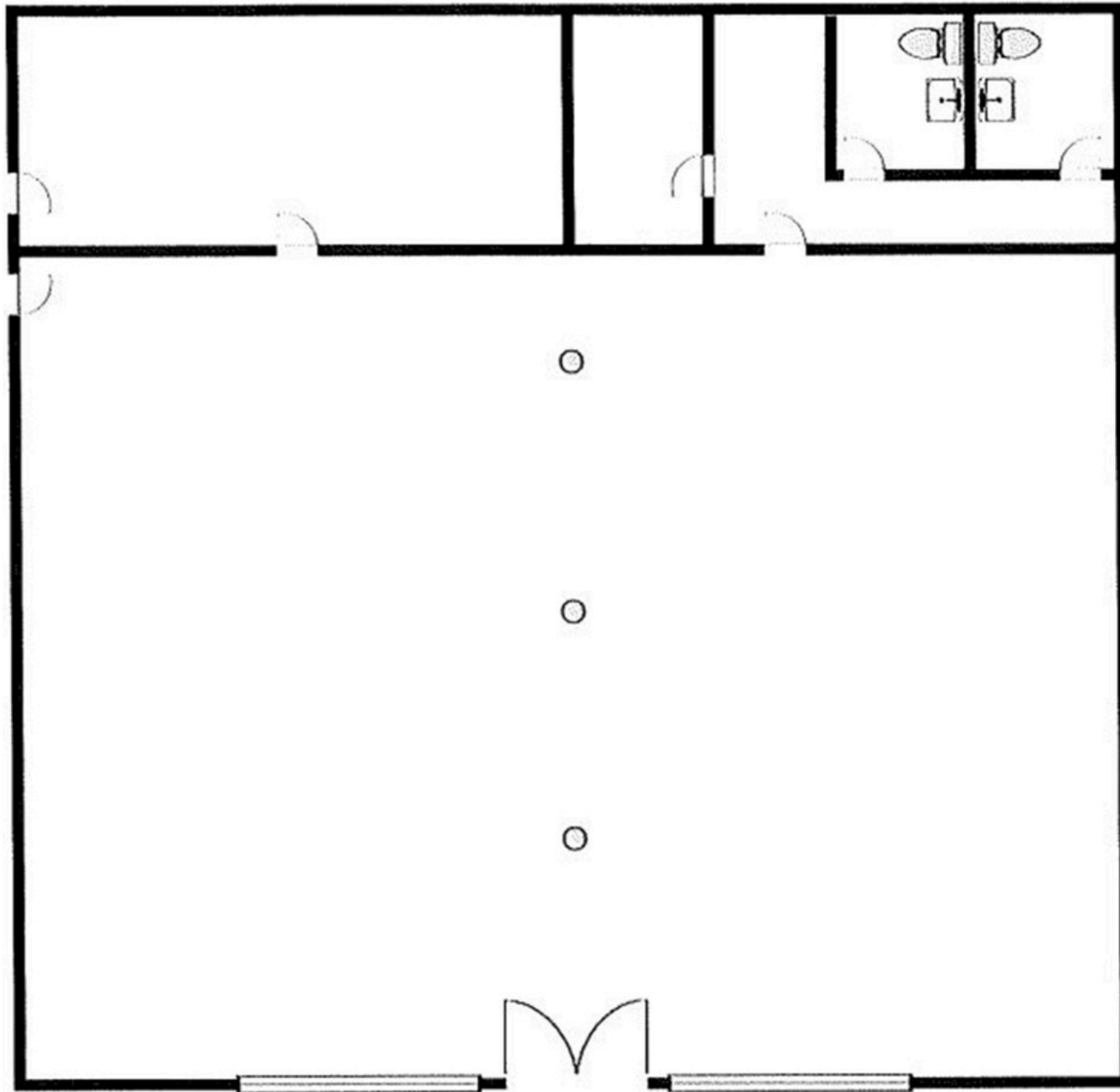
HEAVY
ELECTRIC



400 AMP,
208/120 VOLT,
3-PHASE

FLOOR PLAN

10231 Lincoln Trail, Fairview Heights, IL 62208



*Not to scale

RETAIL PROPERTY SUMMARY

10231 LINCOLN TRAIL

LISTING # 3131

LOCATION DETAILS:

Parcel # 9,024
County: IL - St. Clair
Zoning: B-3

PROPERTY OVERVIEW:

Building SF: 9,024
Vacant SF: 9,024
Usable Sqft: 9,024
Min Divisible SF: 9,024
Max Contig SF: 9,024
Retail SF: 9,024
Signage: Pylon
Lot Size: 0.63 Acres
Frontage: 150
Depth: 181
Parking Spaces: 25
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2009
Ceilings: 14'
Construction Type: Concrete, Exterior - Block



LEASE INFORMATION:

Sale Price: \$500,000
Lease Rate: \$5,000.00/month
Lease Type: NNN
NNN Expenses: \$4.50

FINANCIAL INFORMATION:

Taxes: \$20,665.12
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 14500

PROPERTY DESCRIPTION:

For Sale or Lease, 9,024 SF retail building. Built in 2009. Open floor plan with storage/receiving area, 2 restrooms, private office and mechanical room. Heavy electric, 400 amp, 208/120 Volt, 3-Phase. Pylon Signage with frontage on Lincoln Highway.