

FOR SALE

10251 & 10239 Lincoln Trail, Fairview Heights, IL 62208



CONCORD PLAZA - RETAIL STRIP CENTER INVESTMENT

CAP RATE: 9% NOI: \$85,520



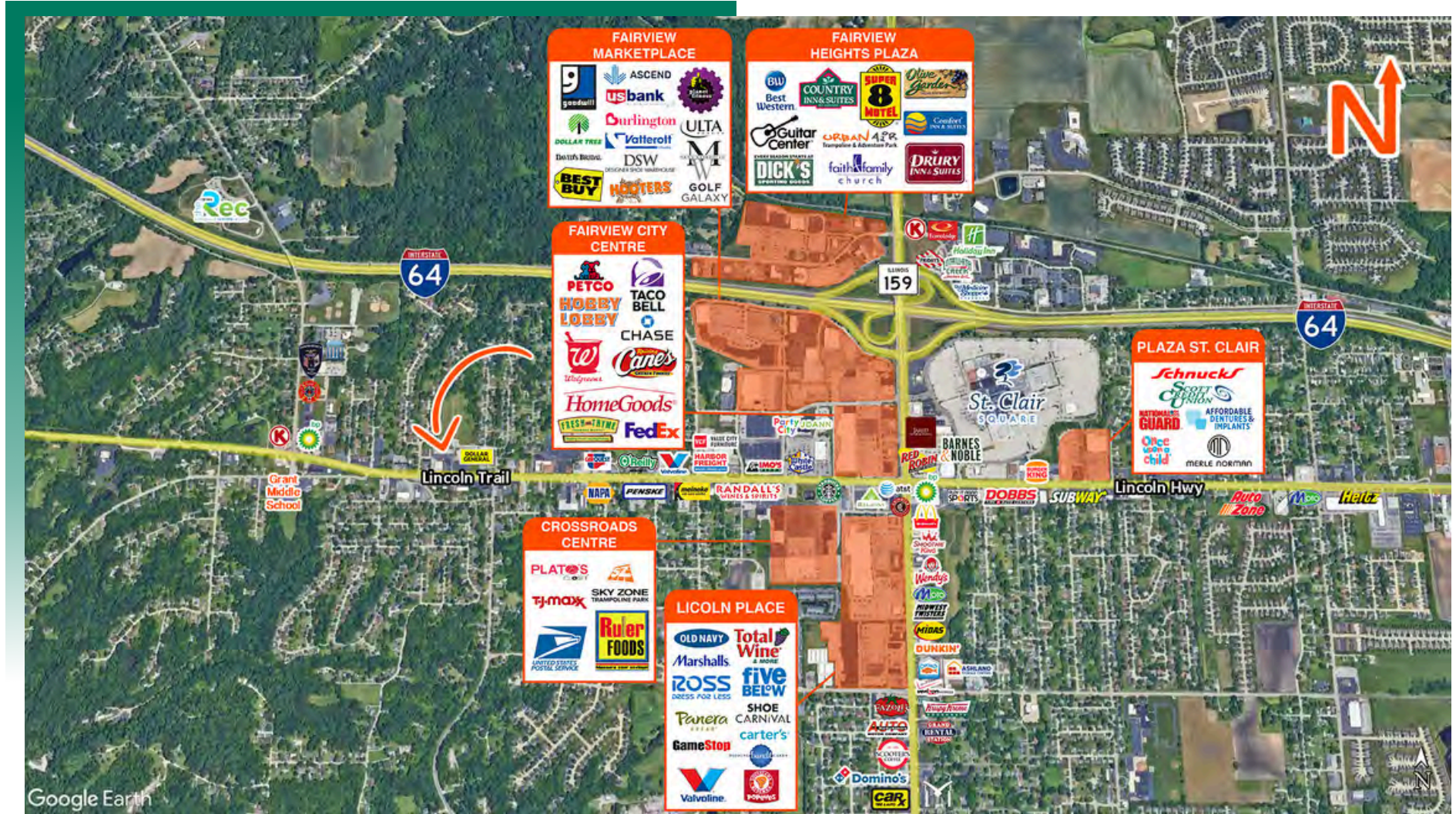
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

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LOCATION OVERVIEW

Located along East/West thoroughfare of Lincoln Trail in Fairview Heights, IL. 1.25 Miles West of St. Clair Square Mall and 1.50 Miles West of Interstate 64.

INVESTMENT PROPERTY SUMMARY

10251 & 10239 LINCOLN TRAIL

LISTING #1072

PROPERTY INFO:

Tenants/Units: 11
Parcel #: 03-29.0-200-016, 022 & 024
County: IL - St. Clair
Zoning: B-3 - Fairview Heights

STRUCTURAL DATA:

Year Built: 1972
Yr Renovated: 2025
Roof: 2025

FACILITY INFO:

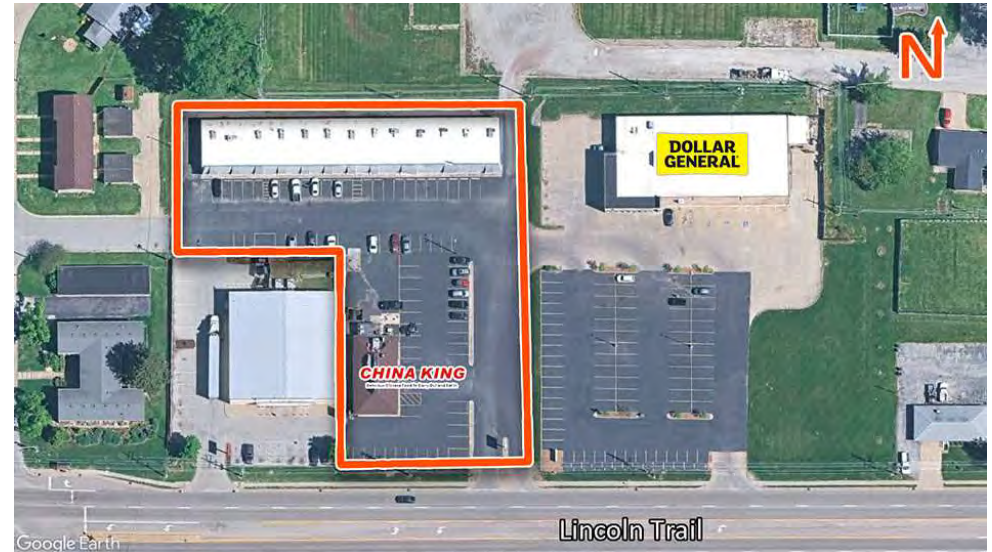
Parking Spaces: 25

LAND MEASUREMENTS:

Acres: 1.76 Acres
Frontage: 172
Depth: Varies

PROPERTY DESCRIPTION:

Investment property consisting of 10,400 SF strip center (92% occupied) and 2,100 SF stand-alone restaurant. 9.0% CAP Rate. Monument signage and situated on 1.76 acres. Financials available upon request and signed NDA.



SALE INFORMATION:

Sale Price: \$950,000
Price / SF: \$76.00
CAP Rate: 9 %
NOI: \$85,510

INCOME:

Gross Rental Income: \$132,480
Gross Other Income: \$6,000
Total Income: \$138,480

EXPENSES:

Taxes: \$15,218.52
Tax Year: 2024
Total Expenses: \$52,970.43