

FOR LEASE: 800 SF - 1,600 SF OFFICE/RETAIL SPACE

10251 Lincoln Trail, Fairview Heights, IL 62208



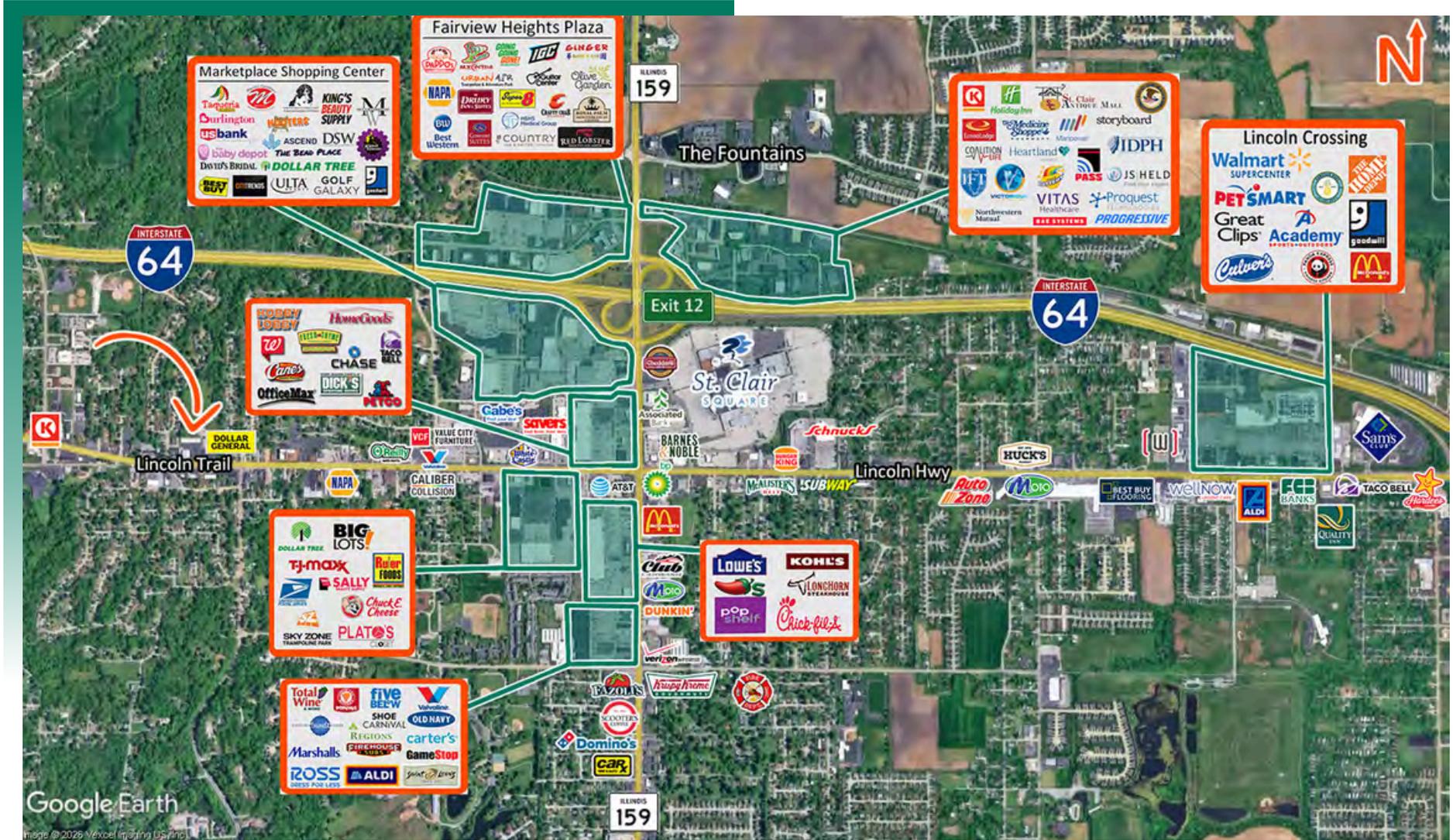
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AREA MAP

10251 Lincoln Trail, Fairview Heights, IL 62208



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.

SUITES

10251 Lincoln Trail, Fairview Heights, IL 62208



LEASE RATE:
\$12.00/SF,
Modified Gross

OFFICE/RETAIL SUMMARY

10251 LINCOLN TRAIL

LISTING # 1072

LOCATION DETAILS:

Parcel # 03-29.0-200-022
County: IL - St. Clair
Zoning: B-3

PROPERTY OVERVIEW:

Building SF: 10,400
Vacant SF: 3,200
Usable Sqft: 3,200
Min Divisible SF: 800
Max Contig SF: 1,600
Office SF: 3,200
Retail SF: 3,200
Signage: Monument
Lot Size: 1.17 Acres
Frontage: 172
Depth: Varies
Parking Spaces: 45
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1972
Ceilings: 8' - 10'



LEASE INFORMATION:

Lease Rate: \$12.00/SF
Lease Type: Modified Gross

DEMOGRAPHICS:

Traffic Count: 14500

PROPERTY DESCRIPTION:

Office/Retail space for lease. (2) 800 SF suites and (1) 1,600 SF suite. Located along East/West thoroughfare of Lincoln Trail. Surrounded by retail, office and residential.