



FOR LEASE

OFFICE/RETAIL SUITES AVAILABLE

801 Lincoln Hwy, Fairview Heights, IL 62208

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

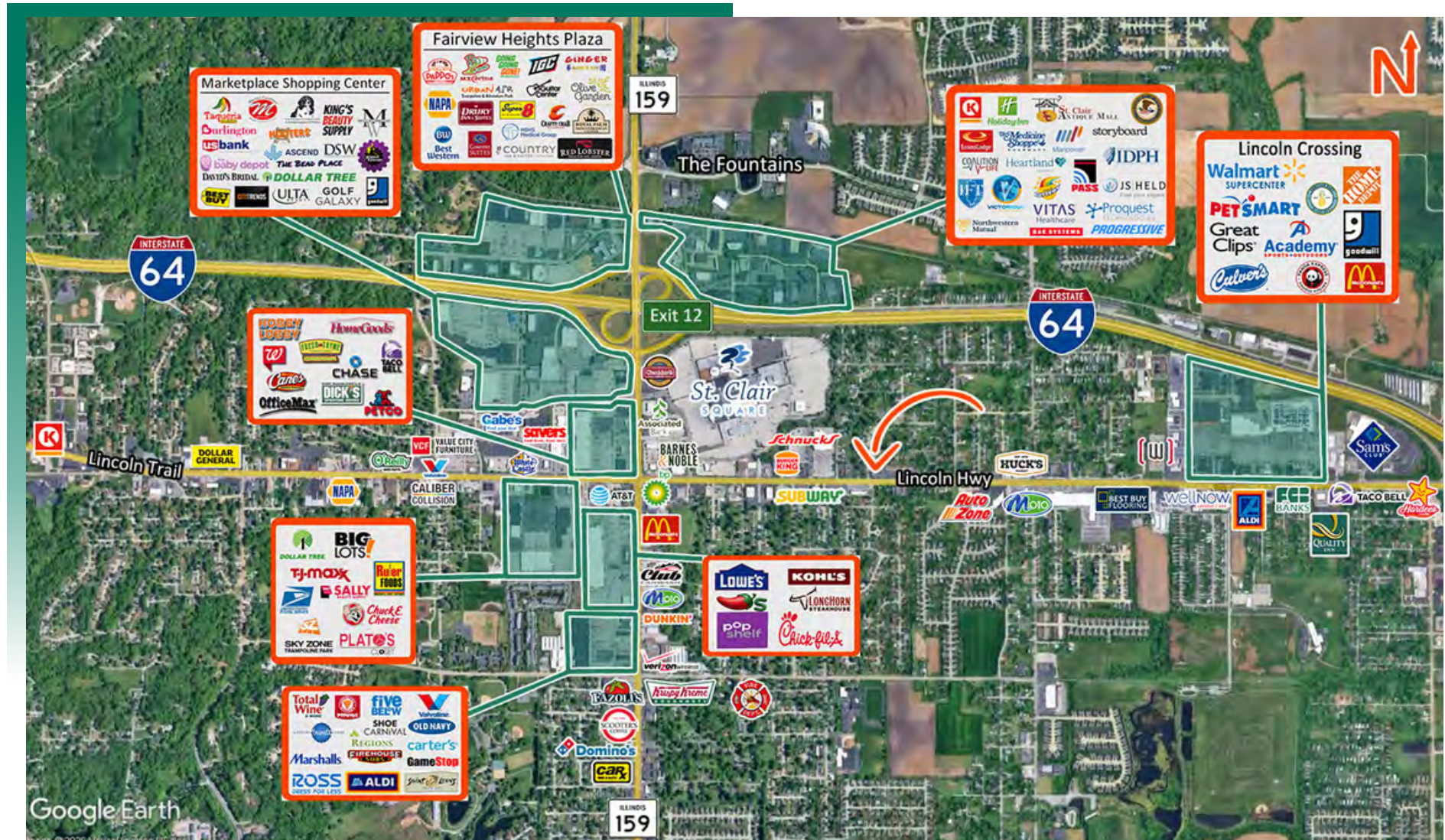
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

801 Lincoln Hwy, Fairview Heights, IL 62208



LOCATION OVERVIEW

This facility is strategically positioned in the heart of Fairview Heights' established commercial corridor, offering convenient access to Interstate 64 via IL Route 159 and strong connectivity throughout the St. Louis Metro East. The property fronts Lincoln Highway, a heavily traveled east-west arterial providing efficient access throughout Fairview Heights, Belleville, and surrounding St. Clair County communities. Its location near the IL Route 159 retail corridor, St. Clair Square, and other major commercial destinations provides excellent visibility and accessibility for customers, employees, and regional users.

FLOOR PLAN

801 Lincoln Hwy, Fairview Heights, IL 62208



*Not to scale

SUITE A - PHOTOS & INFORMATION

801 Lincoln Hwy, Fairview Heights, IL 62208

VESTIBULE ENTRANCE



OPEN BULLPEN



BACK OFFICE



VAULT



REAR VAULT



DRIVE UP WINDOW



STORAGE



EMPLOYEE LOUNGE



4,573 SF SUITE

- **Open Floor Plan:** Former teller area with flexible layout
- **Private Spaces:** Manager's office & additional private room
- **Secure Storage:** Two existing vaults
- **Restrooms:** Two ADA-accessible restrooms
- **Employee Amenities:** Spacious employee lounge
- **Drive-Up Access:** Direct connection to three former drive-up bays

SUITE B - PHOTOS & INFORMATION

801 Lincoln Hwy, Fairview Heights, IL 62208

ENTRANCE



OPEN AREA & VESTIBULE



OPEN BULLPEN & RECEPTION



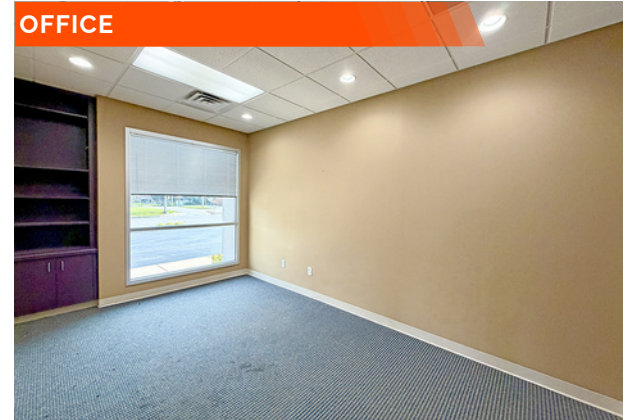
CONFERENCE ROOM



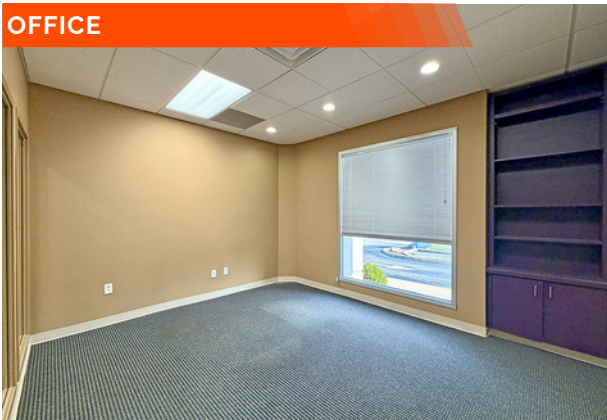
OFFICE



OFFICE



OFFICE



EMPLOYEE LOUNGE



1,433 SF SUITE

- **Private Offices:** Three individual offices
- **Conference Room:** Large meeting/conference space
- **Reception Area:** Open waiting room and reception
- **Work Area:** Dedicated filing and copy space
- **Employee Amenities:** Kitchenette and employee lounge
- **Restroom:** ADA-accessible unisex restroom

OFFICE/RETAIL SUMMARY

801 LINCOLN HWY, FAIRVIEW HEIGHTS, IL 62208

LISTING # 2567

LOCATION DETAILS:

Parcel # 03-27.0-215-025
County: IL - St. Clair
Zoning: B-1 - Fairview Heights

PROPERTY OVERVIEW:

Building SF: 5,970
Vacant SF: 5,970
Usable Sqft: 5,970
Min Divisible SF: 1,433
Max Contig SF: 5,970
Office SF: 5,970
Retail SF: 5,970
Signage: Building, Monument
Lot Size: 0.78 Acres
Frontage: 200
Depth: 175
Parking Spaces: 30
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1974
Renovated: 2004
Building Class: B
Ceilings: 9'-10'
Construction Type: Exterior - Block, Masonry, Stucco



LEASE INFORMATION:

Lease Rate: \$13.50/SF
Lease Type: NNN
NNN Expenses: \$8.32

FINANCIAL INFORMATION:

Taxes: \$27,020.30
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 15,800

PROPERTY DESCRIPTION:

2 suites are available at this former professional financial services center. Maximum contiguous space of 5,970 SF. Suite A (4,573 SF) consists of 1 manager's office, an open floor plan with former teller space, two vaults, a private room, 2 ADA restrooms, and a good-sized employee lounge. This suite connects directly to the 3 former drive-up bays. Suite B (1,433 SF) consists of 3 private offices, a large conference room, an open waiting room and reception, a filing/copy area, a kitchenette/employee lounge, and an ADA unisex restroom. The facility is well maintained and primed for individual tenants or one large user. Tenant improvements are negotiable.



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