

FOR SALE OR LEASE > 0.9 ACRE COMMERCIAL LOT

10820 Lincoln Trail, Fairview Heights, IL 62208



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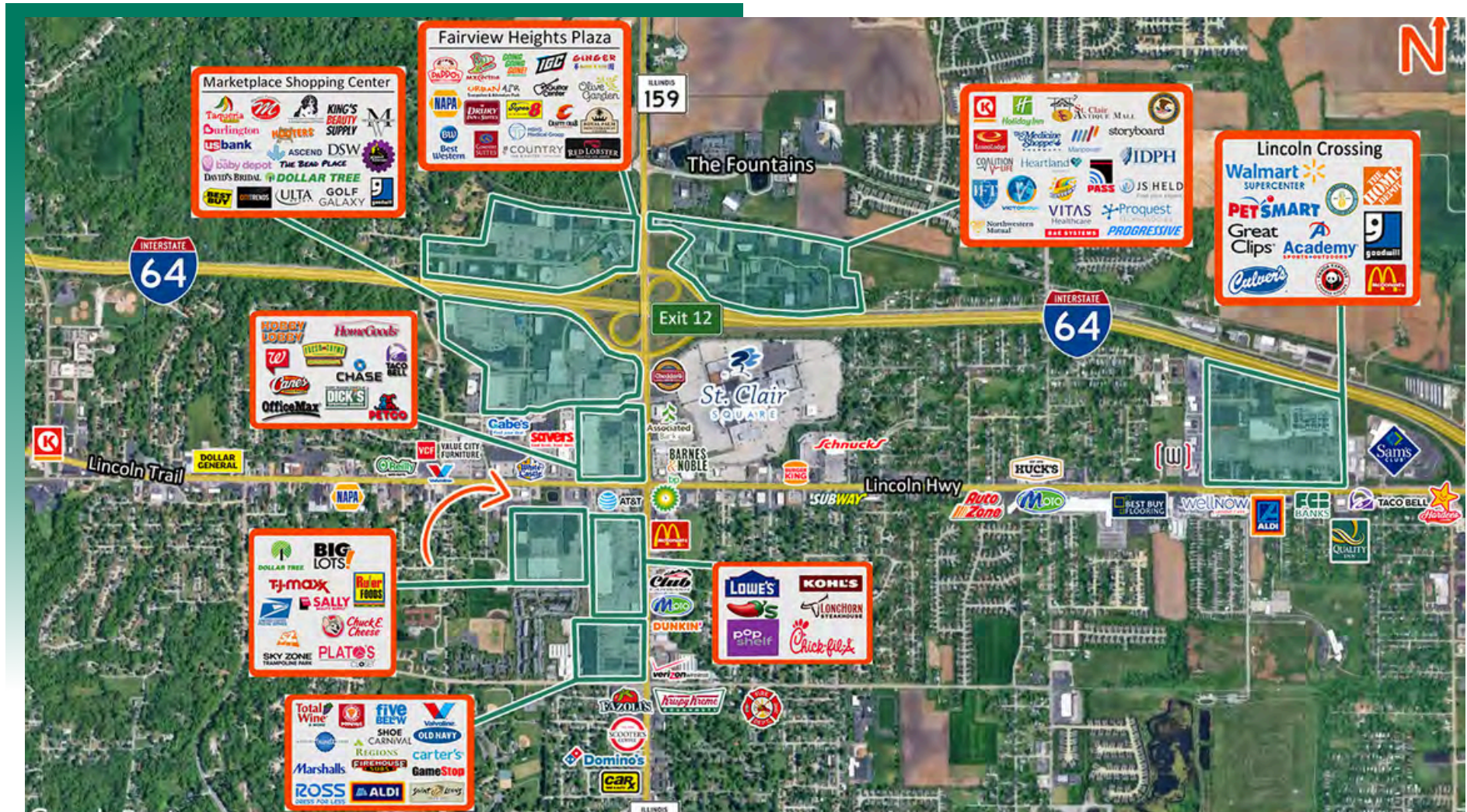
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

10820 Lincoln Trail, Fairview Heights, IL 62208

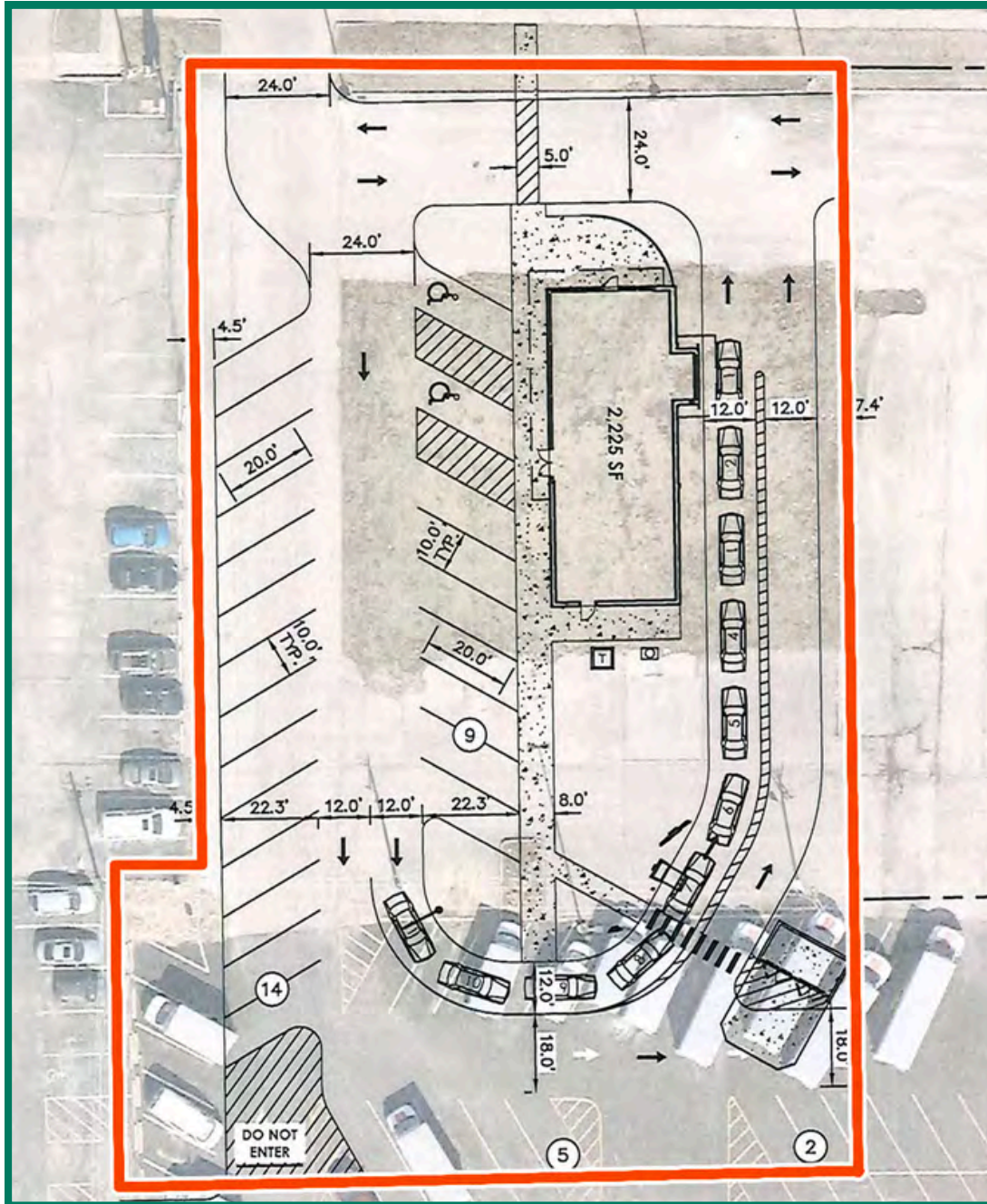


LOCATION OVERVIEW

10820 Lincoln Trail sits in the heart of Fairview Heights' premier retail corridor — directly across from St. Clair Square Mall and surrounded by a dense mix of established dining and retail neighbors. Lincoln Trail is Metro East's busiest shopping destination, drawing steady traffic from both local residents and shoppers across the bi-state region. With quick access to I-64 and IL-159, the site is roughly 15 minutes from downtown St. Louis and centrally positioned to Belleville, O'Fallon, and Shiloh. Strong co-tenancy, high visibility, and dense daily traffic make this one of the most sought-after commercial locations in St. Clair County.

CONCEPTUAL SITE PLAN & INFORMATION

10820 Lincoln Trail, Fairview Heights, IL 62208



Site Size: 0.67± acre vacant commercial parcel with an additional 0.23± acre rear easement — 0.90± acres combined

Prime Location: Directly across from St. Clair Square Mall in Fairview Heights

Zoning: Zoned for retail and commercial development

Development Ready: Rare shovel-ready opportunity along a major Metro East retail corridor

Excellent Access: Immediate access to I-64 and IL-159

Strong Visibility: Benefits from high daily traffic counts and established surrounding retail

Ideal Uses: Well-suited for retail, restaurant, QSR, or drive-thru concepts

LAND PROPERTY SUMMARY

10820 LINCOLN TRAIL, FAIRVIEW HEIGHTS, IL 62208

LISTING # 3313

LOCATION DETAILS:

Parcel #: 03-28.0-401-025
County: IL - St. Clair
Zoning: B-4

PROPERTY OVERVIEW:

Lot Size: 0.90 Acres
Min Divisible Acres: 0.67
Max Contig Acres: 0.9
Frontage: 150
Depth: 245
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

TIF District: Yes
Enterprise Zone: Yes
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: 0.75 Miles to Interstate 64

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 15,900
Taxes: \$5,853.04
Tax Year: 2025



SALE/LEASE INFORMATION:

Sale Price: \$400,000
\$/SF (Land): \$10.20
Lease Rate: \$3,750/Month
Lease type: NNN

UTILITY INFO:

Water Provider: City of O'Fallon
Water Location: On Site
Sewer Provider: Caseyville Township
Sewer Location: On Site
Gas Provider: Ameren
Gas Location: On Site
Electric Provider: Ameren
Electric Location: On Site

PROPERTY DESCRIPTION:

10820 Lincoln Trail is a 0.67± acre vacant commercial parcel in Fairview Heights, IL, with an additional 0.23± acre rear easement supporting QSR development — for a combined 0.90± acres of site area. Zoned for retail/commercial use, the site offers a rare shovel-ready opportunity directly across from St. Clair Square Mall along Metro East's busiest retail corridor. With immediate access to I-64 and IL-159, strong daily traffic counts, and an established mix of surrounding retail and dining uses, the property is well-suited for a range of commercial developments, including retail, restaurant, or QSR/drive-thru concepts.



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