

1,000 SF OFFICE/RETAIL SUITE FOR LEASE

815-823 Lincoln Highway, Fairview Heights, IL 62208



BARBERMURPHY
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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

815-823 Lincoln Highway, Fairview Heights, IL 62208



LOCATION OVERVIEW

Located 1 mile from St. Clair Square in Fairview Heights, Illinois. Excellent Location with High Visibility on Lincoln Highway (Hwy 50) with 18,600 ADT. Monument Signage Available on Hwy 50.

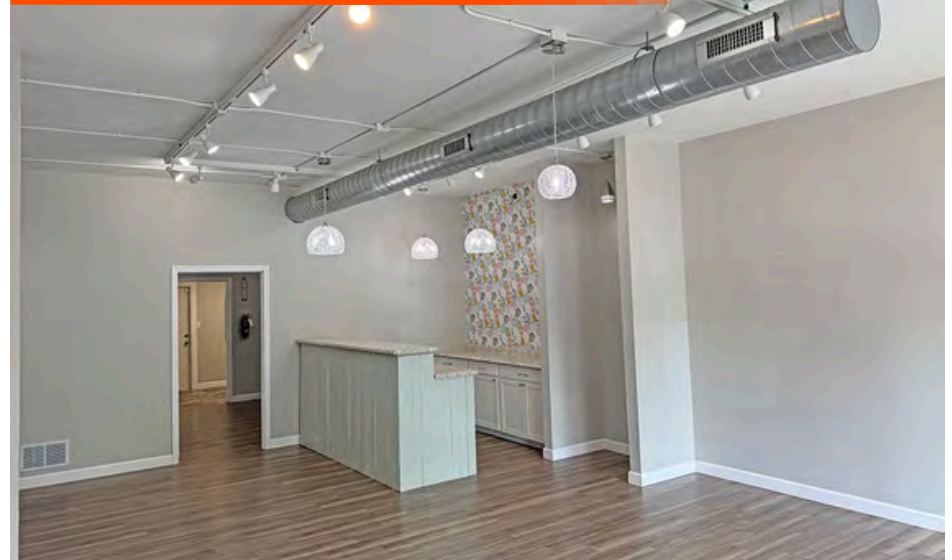
PROPERTY PHOTOS - SUITE 103

815-823 Lincoln Hwy., Fairview Heights, IL 62208

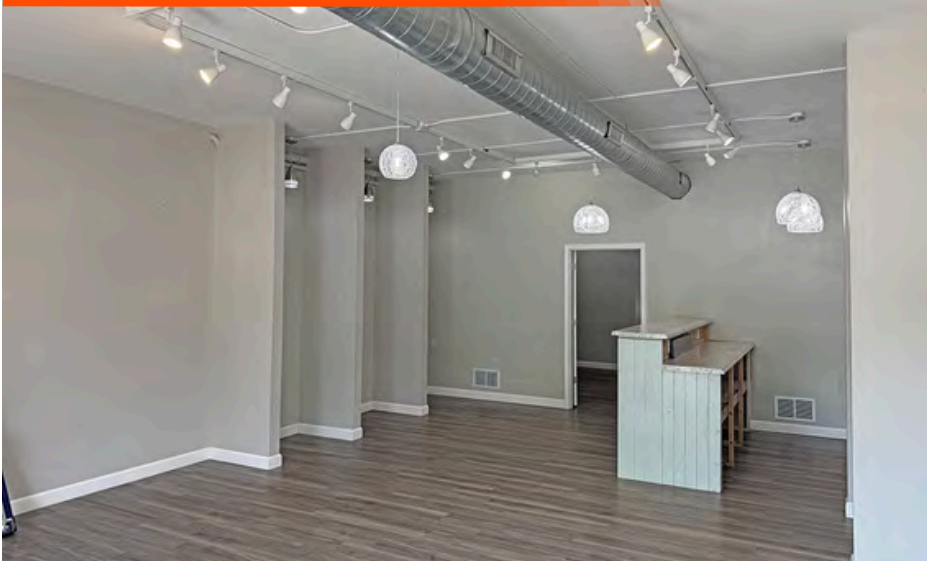
EXTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



Suite 103 - 1,000 SF remodeled open retail store front with back storeroom and one private office which is ideal for retail use.

OFFICE/RETAIL SUMMARY

815-823 LINCOLN HWY., FAIVIEW HEIGHTS, IL 62208

LISTING # 961

LOCATION DETAILS:

Parcel # 03-27.0-215-027
County: IL - St. Clair
Zoning: C-1 - City of Fairview Heights

PROPERTY OVERVIEW:

Building SF: 18,400
Vacant SF: 1,000
Min Divisible SF: 1,000
Max Contig SF: 1,000
Office SF: 1,000
Retail SF: 1,000
Signage: Marquee
Lot Size: 1.72 Acres
Frontage: 422
Depth: 175
Parking Spaces: 70
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1990
Building Class: C



LEASE INFORMATION:

Lease Rate: \$16.00 /SF
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$20,800.00
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 18,600

PROPERTY DESCRIPTION:

1,000 SF Suite Available For Lease
Suite 103 - 1,000 SF remodeled open retail storefront with a back storeroom and one private office, which is ideal for retail use.
Ideal for retail, office, or service users. Flexible layouts with on-site parking and prominent signage opportunities. Great exposure along one of Fairview Heights' primary commercial corridors.



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