

OFFICE/RETAIL SUITE FOR LEASE

815-823 Lincoln Highway, Fairview Heights, IL 62208



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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AREA MAP

815-823 Lincoln Highway, Fairview Heights, IL 62208



LOCATION OVERVIEW

Excellent location with high visibility on Lincoln Highway (Hwy 50) with 18,000 ADT. Monument signage available on Hwy 50. Within the Lincoln Place Centre



Hwy 50



Restrooms

PROPERTY PHOTOS; SUITE 102

815-823 Lincoln Highway, Fairview Heights, IL 62208

EXTERIOR SUITE 110



CENTER MARQUEE



1,000 square feet of expansive retail space featuring a designated customer area.

OFFICE/RETAIL PROPERTY SUMMARY

815 LINCOLN HIGHWAY

LISTING # 961

LOCATION DETAILS:

Parcel #: 3270215027
County: IL - St. Clair
Zoning: C-1 - City of Fairview Heights

PROPERTY OVERVIEW:

Building SF: 18,400
Vacant SF: 1,000
Usable Sqft: -
Min Divisible SF: 1,000
Max Contig SF: -
Office SF: 1,000
Retail SF: 1,000
Signage: Marquee
Lot Size: 0.70 Acres
Frontage: 422
Depth: 175
Parking Spaces: 70
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1990
Yr Renovated: -
Building Class: C
Ceilings: -
Construction Type: Block-Frame, Brick



SALE/LEASE INFORMATION:

Lease Rate: \$16/SF
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$18,260.00
Tax Year: 2022

DEMOGRAPHICS:

Traffic Count: 19400

Property Description

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