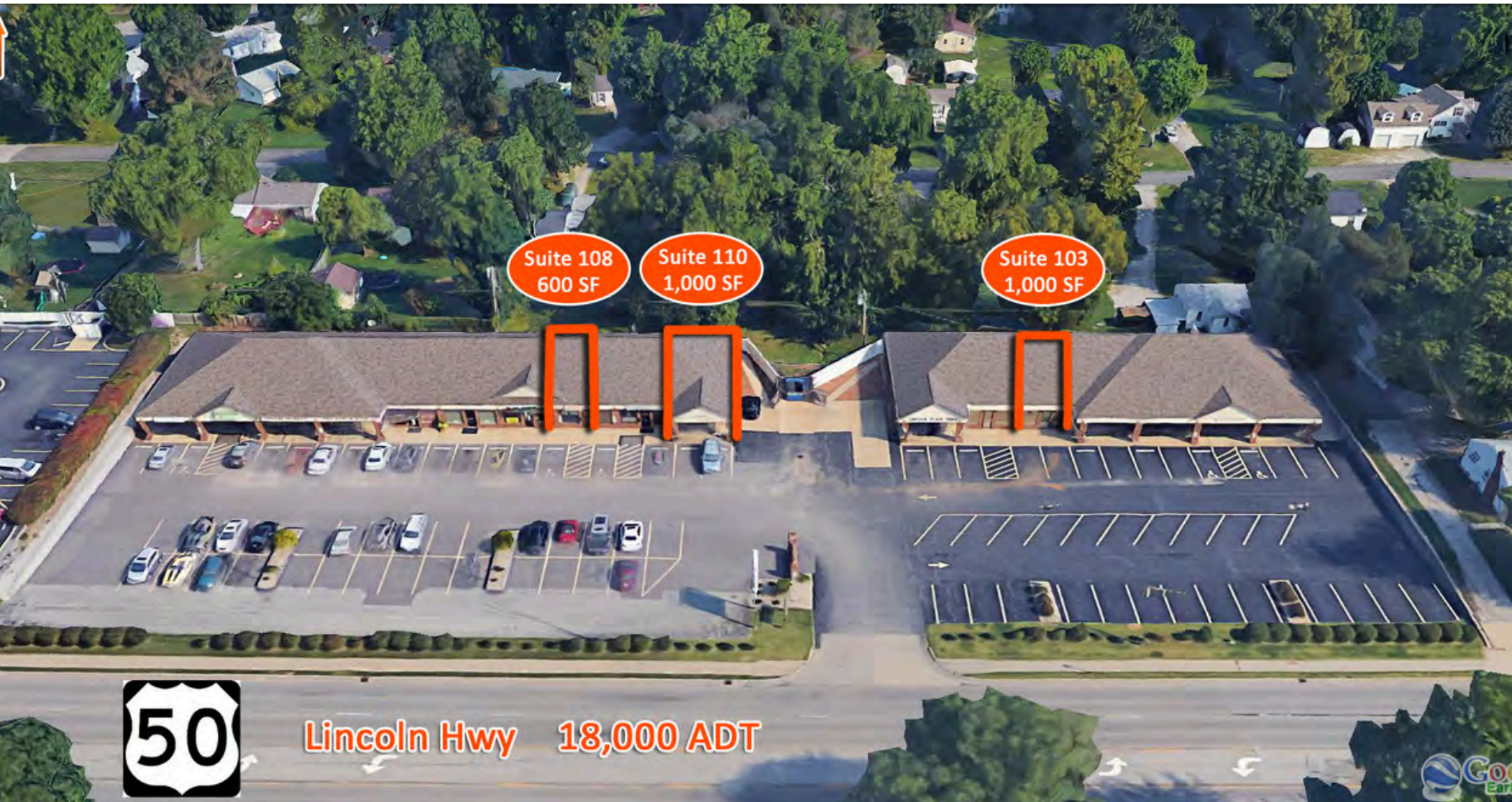


OFFICE/RETAIL SUITES FOR LEASE

815-823 Lincoln Highway, Fairview Heights, IL 62208



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

Tony Smallmon
Broker Associate
Office: (618) 277-4400 (Ext. 18)
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tonys@barbermurphy.com



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.

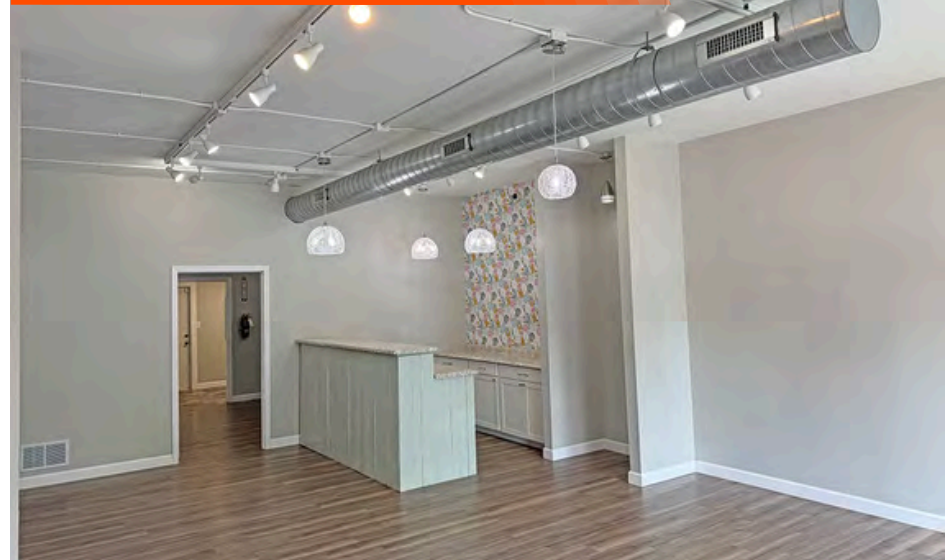
PROPERTY PHOTOS - SUITE 103

815-823 Lincoln Hwy., Fairview Heights

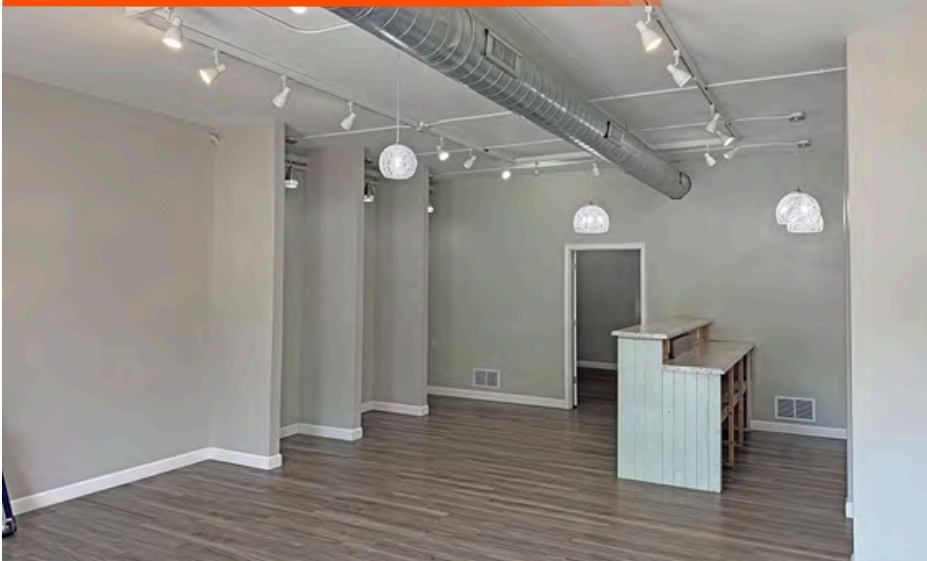
EXTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO

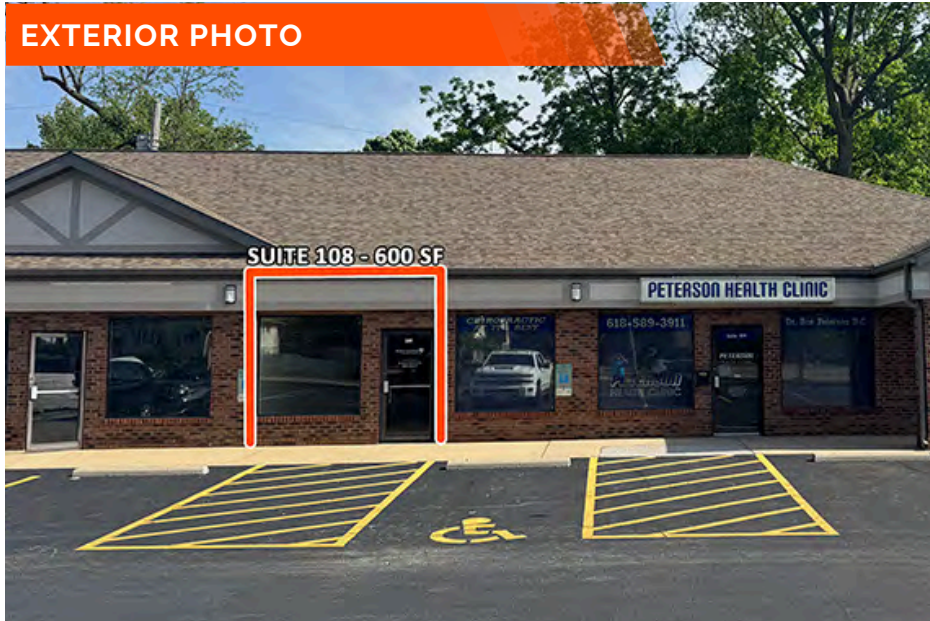


Suite 103 - 1,000 SF remodeled open retail store front with back storeroom and one private office which is ideal for retail use.

PROPERTY PHOTOS - SUITE 108

815-823 Lincoln Hwy., Fairview Heights

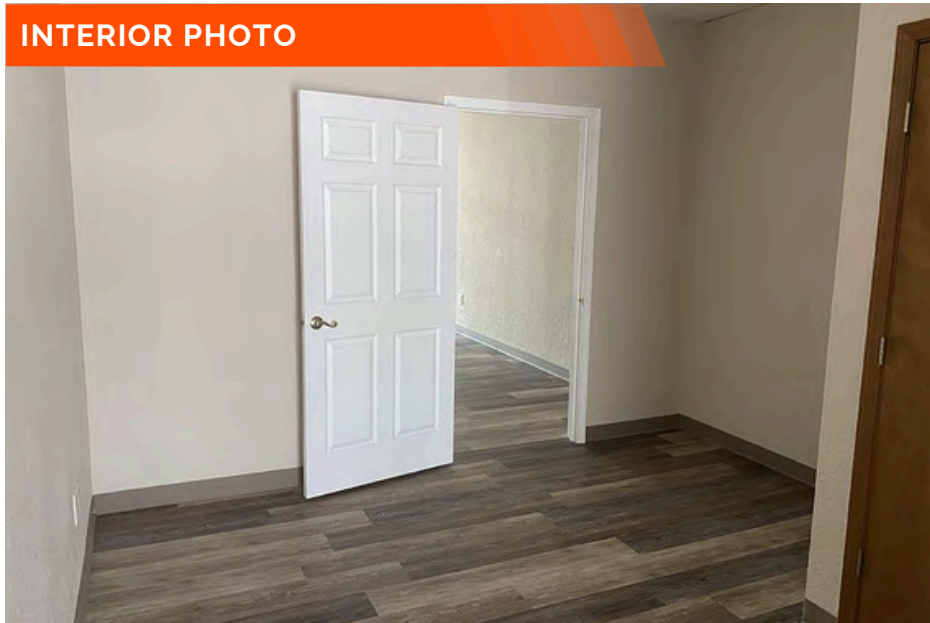
EXTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



SUITE 108 - 600 SF

Remodeled open floorplan suite with one ADA restroom which is ideal for small office use.

PROPERTY PHOTOS - SUITE 110

815-823 Lincoln Hwy., Fairview Heights

EXTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



Suite 110 - 1,000 SF End Cap unit. Open suite with one private office which is ideal for office/retail use.

OFFICE/RETAIL SUMMARY PAGE

815 LINCOLN HIGHWAY

LISTING # 961

LOCATION DETAILS:

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

PROPERTY OVERVIEW:

Building SF: 18,400
Vacant SF: 2,600
Min Divisible SF: 600
Max Contig SF: 1,000
Office SF: 2,600
Retail SF: 2,600
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: \$19,922.00
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 18,600

PROPERTY DESCRIPTION:

Three Suites Available For Lease
Suite 103 - 1,000 SF Remodeled open retail storefront with back storeroom and one private office, which is ideal for retail use.
Suite 108 - 600 SF Remodeled open suite with one ADA restroom, which is ideal for small office use.
Suite 110 - 1,000 SF End Cap unit. Open suite with one private office, which is ideal for office/retail use.