

# OFFICE/RETAIL SUITES FOR LEASE

815-823 Lincoln Highway, Fairview Heights, IL 62208



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# 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.

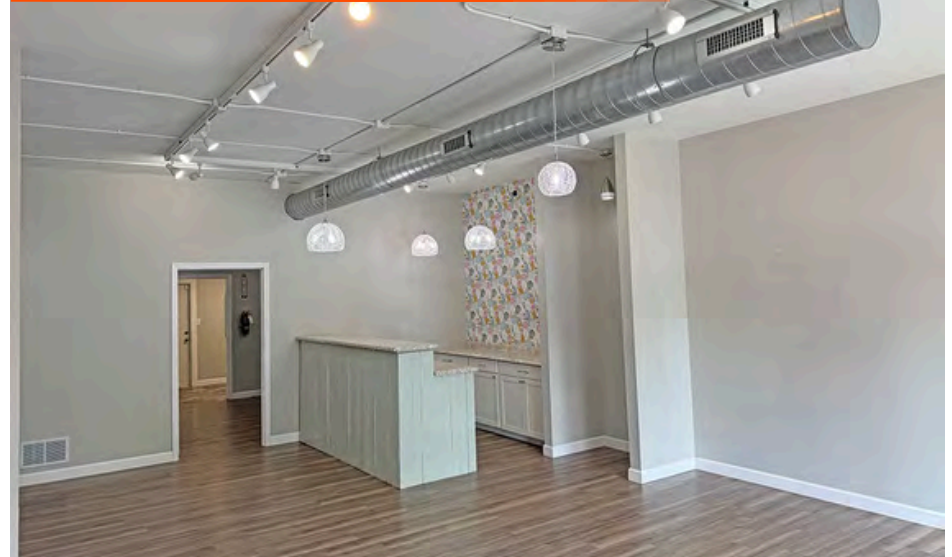
# PROPERTY PHOTOS - SUITE 103

815-823 Lincoln Hwy., Fairview Heights

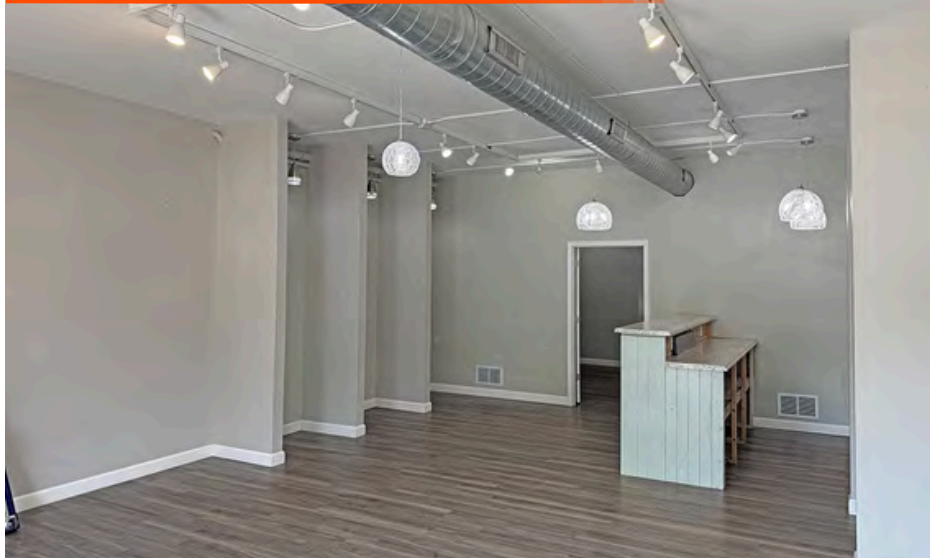
EXTERIOR PHOTO



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.

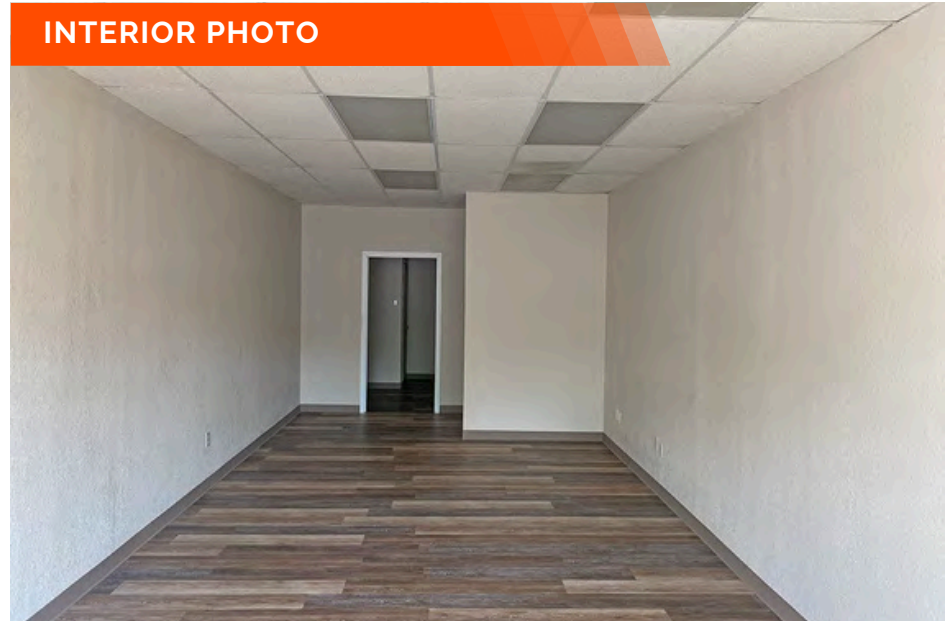
# PROPERTY PHOTOS - SUITE 108

815-823 Lincoln Hwy., Fairview Heights

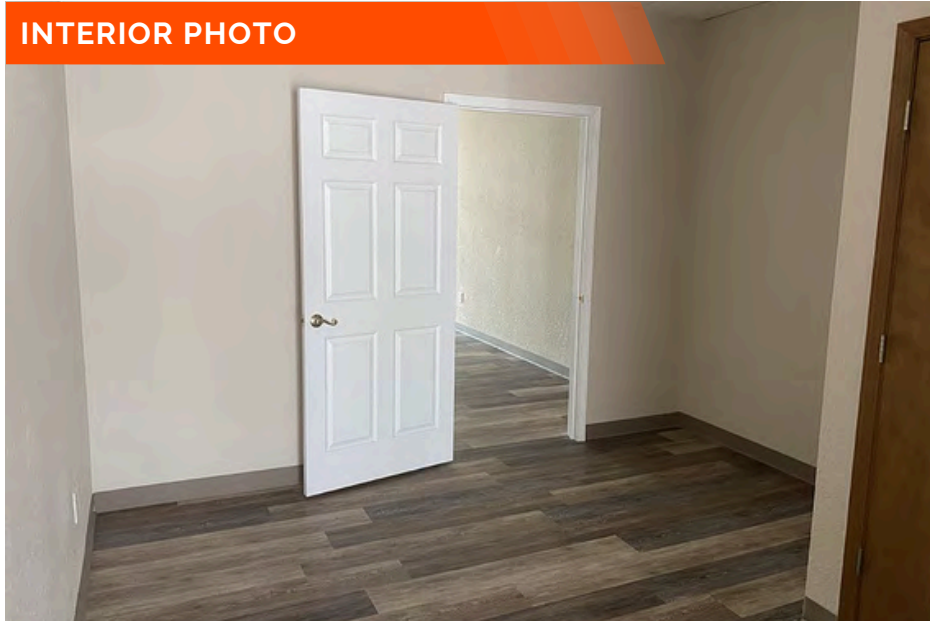
EXTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



## SUITE 108 - 600 SF

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

## OFFICE/RETAIL SUMMARY

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

**LISTING #** 961

### LOCATION DETAILS:

Parcel # 18,400  
County: IL - St. Clair  
Zoning: C-1 - City of Fairview Heights

### PROPERTY OVERVIEW:

Building SF: 18,400  
Vacant SF: 1,600  
Min Divisible SF: 600  
Max Contig SF: 1,000  
Office SF: 1,600  
Retail SF: 1,600  
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: \$20,800.00  
Tax Year: 2025

### DEMOGRAPHICS:

Traffic Count: 18,600

### PROPERTY DESCRIPTION:

Two 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.  
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.