

OFFICE/RETAIL FOR LEASE

# LINCOLN PLACE CENTRE: OFFICE/RETAIL SUITES

815 LINCOLN HIGHWAY, FAIRVIEW HEIGHTS, IL 62208

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS



LEASE RATE: \$15.00/GROSS

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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

Lincoln Place Centre: Office/Retail Suites for Lease  
815 Lincoln Highway | Fairview Heights, IL 62208



## AVAILABLE SPACES

Lincoln Place Centre: Office/Retail Suites for Lease  
815 Lincoln Highway | Fairview Heights, IL 62208



### Suite 102

- 1,000 SF
- Wide open retail space with customer area, Hook up for 3 compartment sink, back room and restroom. Last used as a bakery.

### Suite 108

- 600 SF
- Remodeled open office/retail space with open front area. Back room and restroom.

# OFFICE/RETAIL PROPERTY INFO

Lincoln Place Centre: Office/Retail Suites for Lease  
815 Lincoln Highway | Fairview Heights, IL 62208

## LISTING # 961

### SQUARE FOOT INFO

Building SF:	18,400
Direct Lease:	1,600
Office SF:	1,600
Retail SF:	1,600
Min Divisible:	600
Max Contiguous:	1,600

### PROPERTY INFO

APN:	3270215027
County:	IL - St. Clair
Zoning:	C-1 - City of Fairview Heights
Parking:	70 spaces
Traffic Count:	18,000

### STRUCTURAL DATA

Year Built:	1990
Building Class:	C
Floors:	1
Signage:	Marquee
Construction Type:	Block-Frame, Brick
Min-Max Clearance:	8'

### LAND MEASUREMENTS

Lot Size:	0.70 Acres
Dimensions:	422' x 175'



### SALE/LEASE INFO

Lease Rate:	\$15.00/SF
Lease Type:	Gross

### Property Overview

1,600 SF Office/Retail Suites for Lease. Excellent Location with High Visibility on Lincoln Highway (Hwy 50) with 18,000 ADT. Monument Signage Available on Hwy 50.

### Location Overview

Fairview Heights is a city in St. Clair County, Illinois, United States within Greater St. Louis. It is an eastern suburb of St. Louis.