

**REDUCED RATE**

**FOR LEASE**

10 Lincoln Hwy  
Fairview Heights, IL  
62208



**7,248 OFFICE/RETAIL SPACE**

**BARBERMURPHY**

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**7,248 SF Office/Retail  
Space Available For  
Lease**

**Warehouse Space with  
10' Overhead Door**

**Located in Heavy  
Retail/Restaurant area**

**Near St. Clair Square**



## PROPERTY HIGHLIGHTS



Warehouse  
Space



Signage:  
Marquee



Traffic  
count:  
18,600



Restrooms

# AREA MAP

10 Lincoln Hwy. Fairview Heights, IL 62208



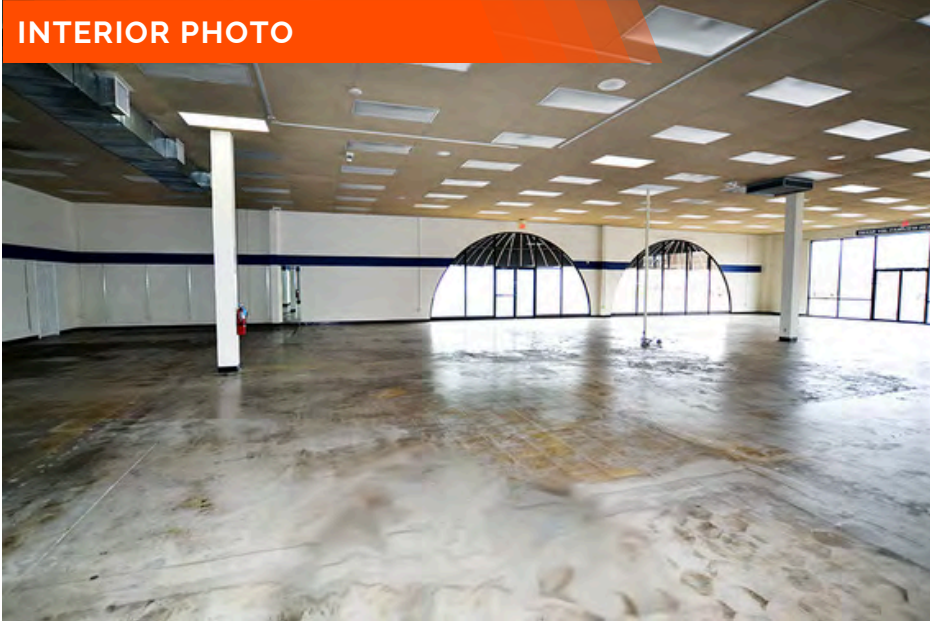
## LOCATION OVERVIEW

7,248 SF of retail space, at IL-159 and Rte. 50 in Fairview Heights, IL. Prime Retail location with many retailers in the area like; St. Clair Square, Lowe's, Ross, Hobby Lobby, Red Robin, Barnes & Noble, Jared, and many more. Located within a heavily trafficked/busy restaurant/retail area.

# PROPERTY PHOTOS

10 Lincoln Hwy. Fairview Heights, IL 62208

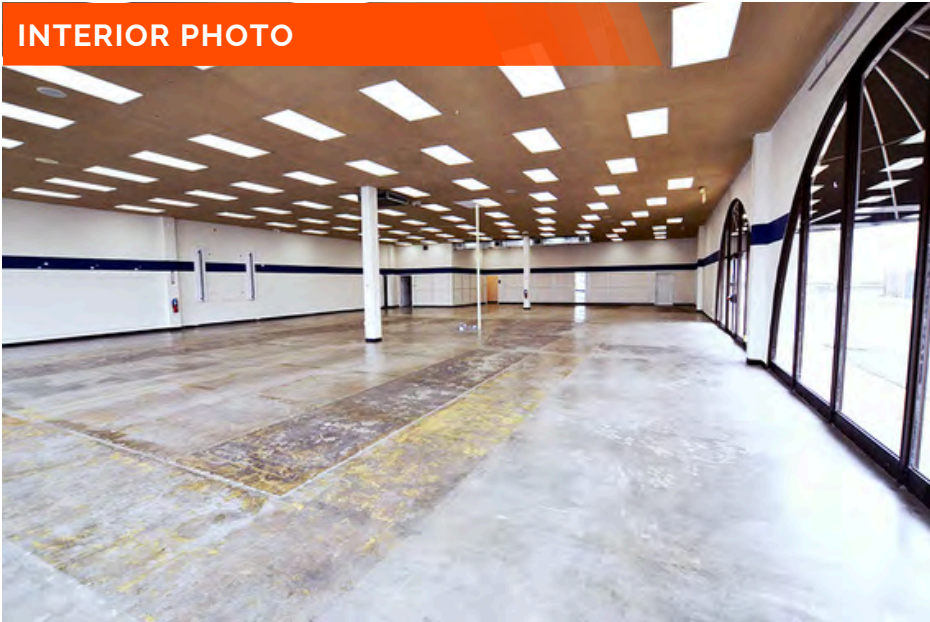
INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



# RETAIL PROPERTY SUMMARY

10 LINCOLN HWY

**LISTING #** 2850

## LOCATION DETAILS:

Parcel # 21,746  
County: IL - St. Clair  
Zoning: PB

## PROPERTY OVERVIEW:

Building SF: 21,746  
Vacant SF: 7,248  
Usable Sqft: 7,248  
Min Divisible SF: 7,248  
Office SF: 7,248  
Signage: Marquee  
Lot Size: 0 SF  
Frontage: 169  
Parking Spaces: 46

## STRUCTURAL DATA:

Year Built: 1976  
Renovated: 2021  
Building Class: B  
Ceilings: 12'  
Construction Type: Other



## LEASE INFORMATION:

Lease Rate: \$14.50  
Lease Type: NNN  
NNN Expenses: \$6.00

## FINANCIAL INFORMATION:

Taxes: \$35,357.26  
Tax Year: 2023

## DEMOGRAPHICS:

Traffic Count: 18600

## PROPERTY DESCRIPTION:

7,248 SF of retail space located at IL Route 159 and Hwy 50 in Fairview Heights, IL. Warehouse space with 10' overhead door. This is a prime retail location