



LOCATION.  
commercial real estate

6,200 (2024)

MAIN ST

SITE

O'Reilly  
AUTO PARTS

DOLLAR TREE

VAUGHAN'S TIRE

COUNTRY  
FINANCIAL

The Clay City  
Banking C<sup>o</sup>

6,000 (2024)

W DELAWARE ST

maurices  
verizon

Belmont  
Belmont

MURPHY  
USA

T Mobile

Walmart

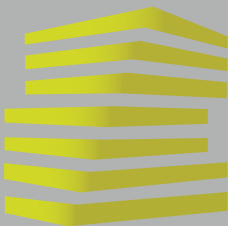
PLEASE DO NOT  
DISTURB TENANT

2,400 SF  
FREESTANDING BUILDING  
FOR SALE OR LEASE

912 COMMERCE DRIVE

FAIRFIELD, IL





# 912 COMMERCE DR

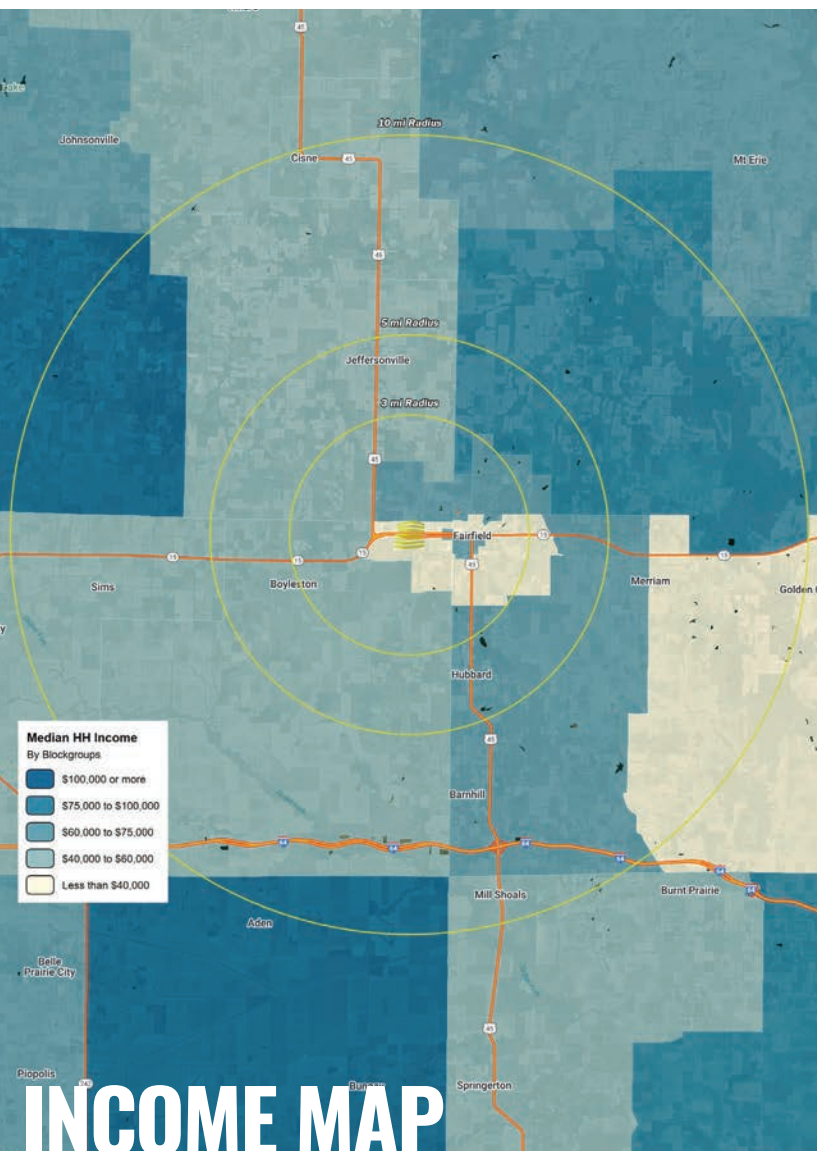
## NEIGHBORHOOD VIBE

JOE LODES

314.818.1564 (OFFICE)  
314.852.8234 (MOBILE)  
Joe@LocationCRE.com

TEREASA EDWARDS

314.818.1568 (OFFICE)  
314.341.9584 (MOBILE)  
Tereasa@LocationCRE.com



### TRADE AREA OVERVIEW

Fairfield is a small but important regional hub in southeastern Illinois, serving as the county seat of Wayne County and a central marketplace for the surrounding rural communities. Positioned along U.S. Route 45 and Illinois Route 15, Fairfield offers convenient access to nearby cities such as Mt. Vernon, Carbondale, and Evansville, supporting consistent local and pass-through activity.

The area's economy is anchored by healthcare, education, manufacturing, and energy, with major employers including Fairfield Memorial Hospital, Fairfield Community School District, and several manufacturing and service-based companies tied to the region's agricultural and industrial base. Oil and gas production also plays a role in the local economy, contributing to employment and business demand.

Fairfield features a traditional downtown district with local retailers, restaurants, and essential services, complemented by additional commercial activity along the main highway corridors. Residents benefit from community amenities such as parks, recreation areas, local events, and a strong network of small businesses serving the broader rural population.

With its role as a service center for Wayne County, stable employment anchors, and strategic location along regional transportation routes, Fairfield remains a reliable and functional trade area for southeastern Illinois.

### DEMOGRAPHICS

	3 mile	5 miles	10 miles
<b>POPULATION</b>	<b>5,839</b>	<b>7,498</b>	<b>10,928</b>
<b>HOUSEHOLDS</b>	<b>2,635</b>	<b>3,314</b>	<b>4,686</b>
<b>EMPLOYEES</b>	<b>2,314</b>	<b>2,375</b>	<b>2,412</b>
<b>MED HH INCOME</b>	<b>\$48,838</b>	<b>\$52,251</b>	<b>\$54,848</b>

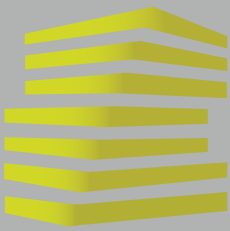
### AREA RETAIL | RESTAURANTS



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.





# 912 COMMERCE DR

## MARKET AERIAL

JOE LODES

314.818.1564 (OFFICE)

314.852.8234 (MOBILE)

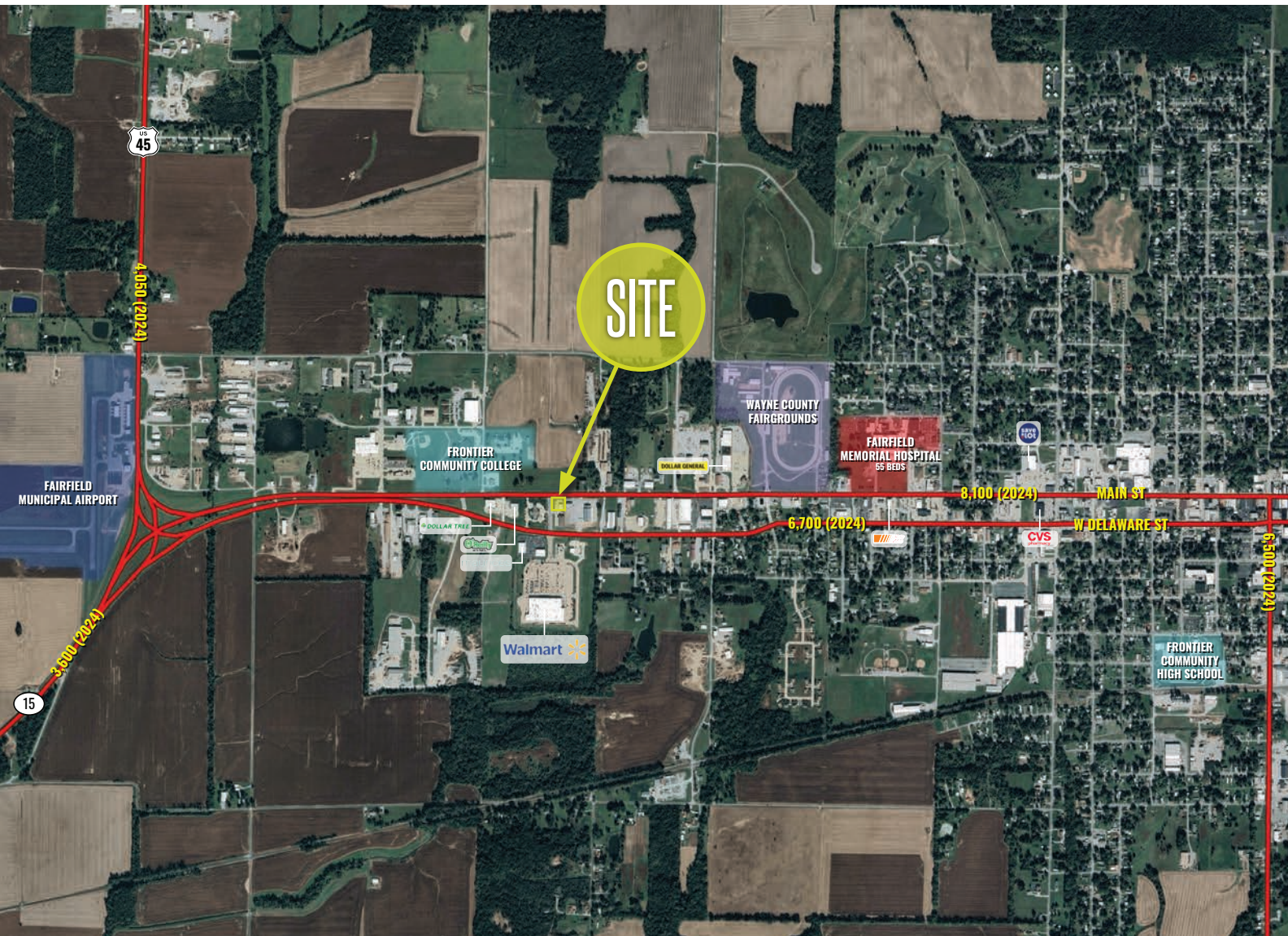
Joe@LocationCRE.com

TEREASA EDWARDS

314.818.1568 (OFFICE)

314.341.9584 (MOBILE)

Tereasa@LocationCRE.com



- **2,400 SF AVAILABLE FOR LEASE OR SALE**
- **EXCELLENT VISIBILITY AND CONVENIENTLY LOCATED NEAR WALMART**
- **OVER 9,000 VPD AT COMMERCE DR & W MAIN ST**
- **CALL BROKER FOR PRICING OR MORE INFORMATION**



**LOCATION.**  
commercial real estate



[www.LocationCRE.com](http://www.LocationCRE.com)

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.