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DISTURB TENANT**

**2,400 SF  
FREESTANDING BUILDING  
FOR SALE OR LEASE**

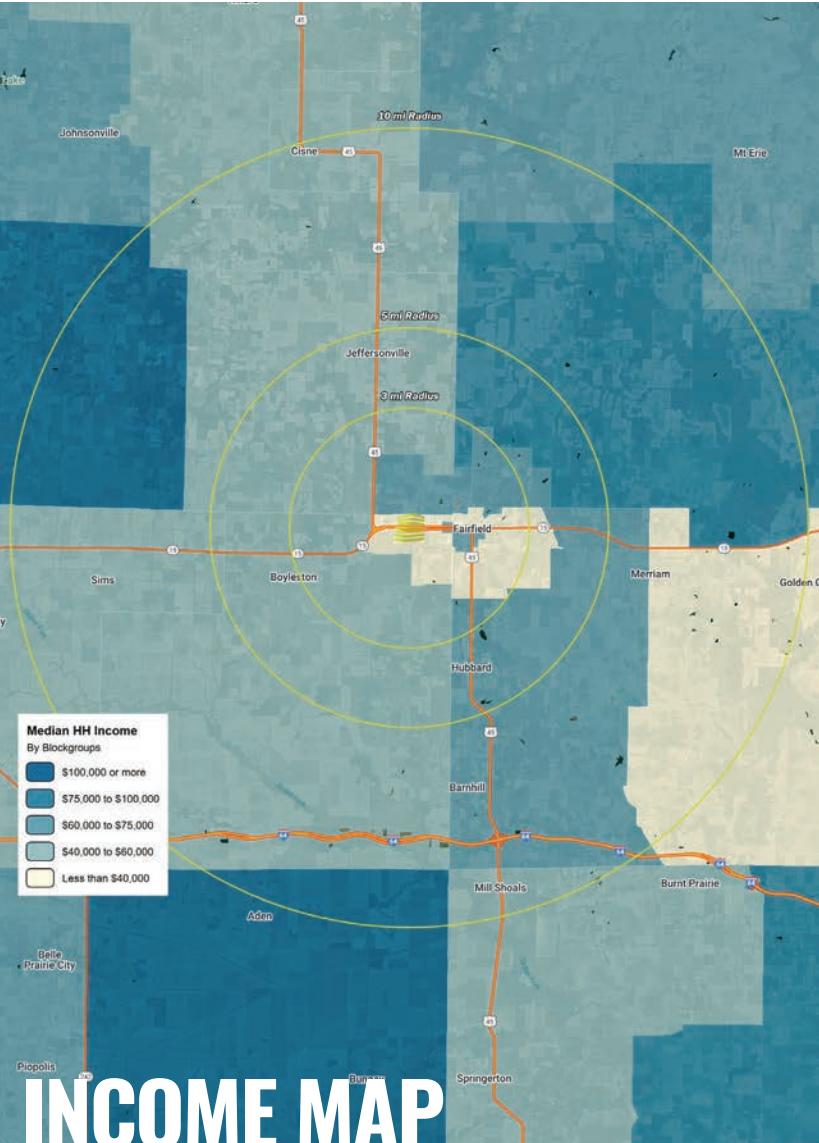
**912 COMMERCE DRIVE**

**FAIRFIELD, IL**



# 912 COMMERCE DR

## NEIGHBORHOOD VIBE



**LOCATION.**  
commercial real estate

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### 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

**Walmart**

**T Mobile**

**O'Reilly**  
AUTO PARTS

**DOLLAR TREE**

**maurices**

**McDonald's**

**verizon**

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## MARKET AERIAL

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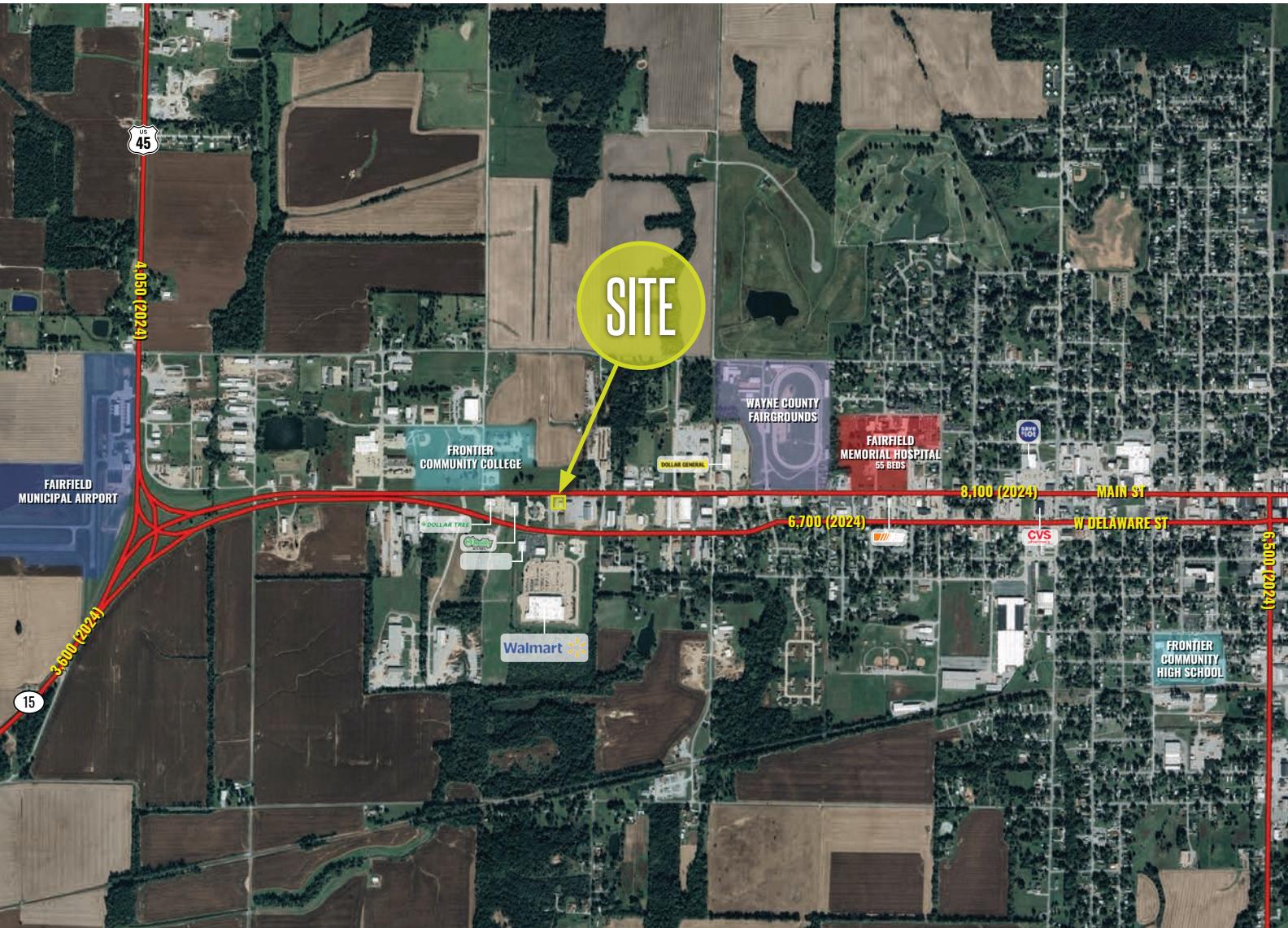
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- **2,400 SF AVAILABLE FOR LEASE OR SALE**
- **EXCELLENT VISIBILITY AND CONVENIENTLY LOCATED NEAR WALMART**
- **OVER 9,000 VPD AT COMMERCE DR & W MAIN ST**
- **CALL BROKER FOR PRICING OR MORE INFORMATION**