

6,200 (2024)

MAIN ST

2,400 SF

FREESTANDING BUILDING FOR SALE OR LEASE

FAIRFIELD, IL

912

COMMERCE

DRIVE

SITE

DOLLAR TREE

O'Reilly
AUTO PARTS

The Clay City
Banking Co

VAUGHAN'S TIRE

COUNTRY
FINANCIAL

6,000 (2024)

W DELAWARE ST

maurices
verizon

Ca Liente
Belton

MURPHY
USA

T Mobile

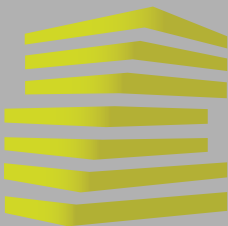
Walmart



PLEASE DO NOT DISTURB TENANT



LOCATION.
commercial real estate



912 COMMERCE DR

NEIGHBORHOOD VIBE

JOE LODES

314.818.1564 (OFFICE)

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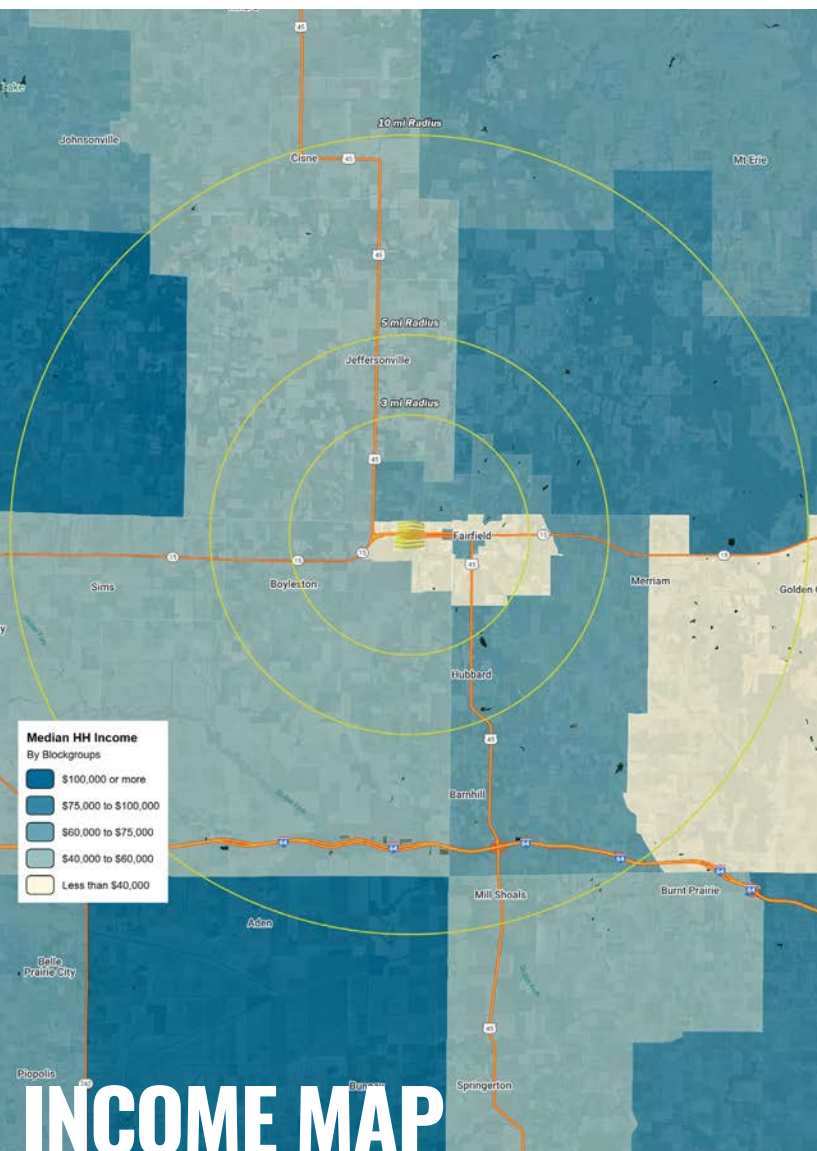
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TRADE AREA OVERVIEW

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

AREA RETAIL | RESTAURANTS

Walmart  **O'Reilly**  **T Mobile**

 **DOLLAR TREE** **maurices**

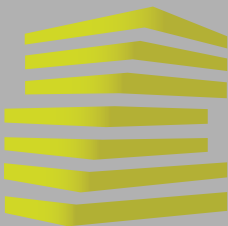


verizon



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MARKET AERIAL

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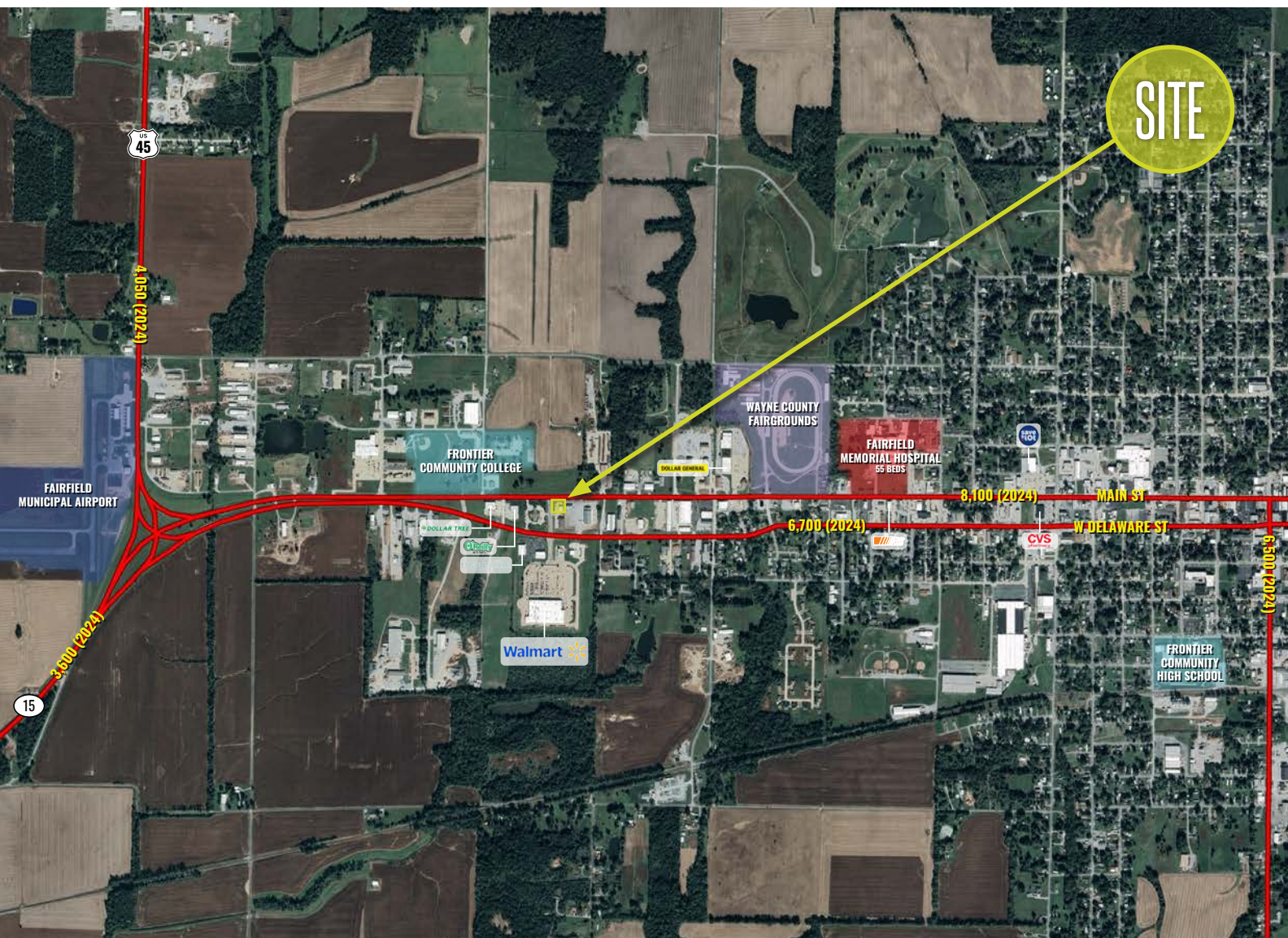
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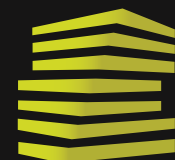


- **2,400 SF AVAILABLE FOR LEASE OR SALE**

- **EXCELLENT VISIBILITY AND CONVENIENTLY LOCATED NEAR WALMART**

- **OVER 9,000 VPD AT COMMERCE DR & W MAIN ST**

- **CALL BROKER FOR PRICING OR MORE INFORMATION**



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