

120 COMMERCE LN

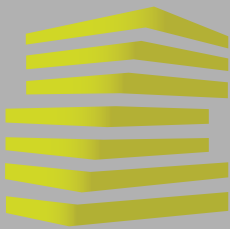
FAIRVIEW HEIGHTS, IL

AVAILABLE

126



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120 COMMERCE LANE

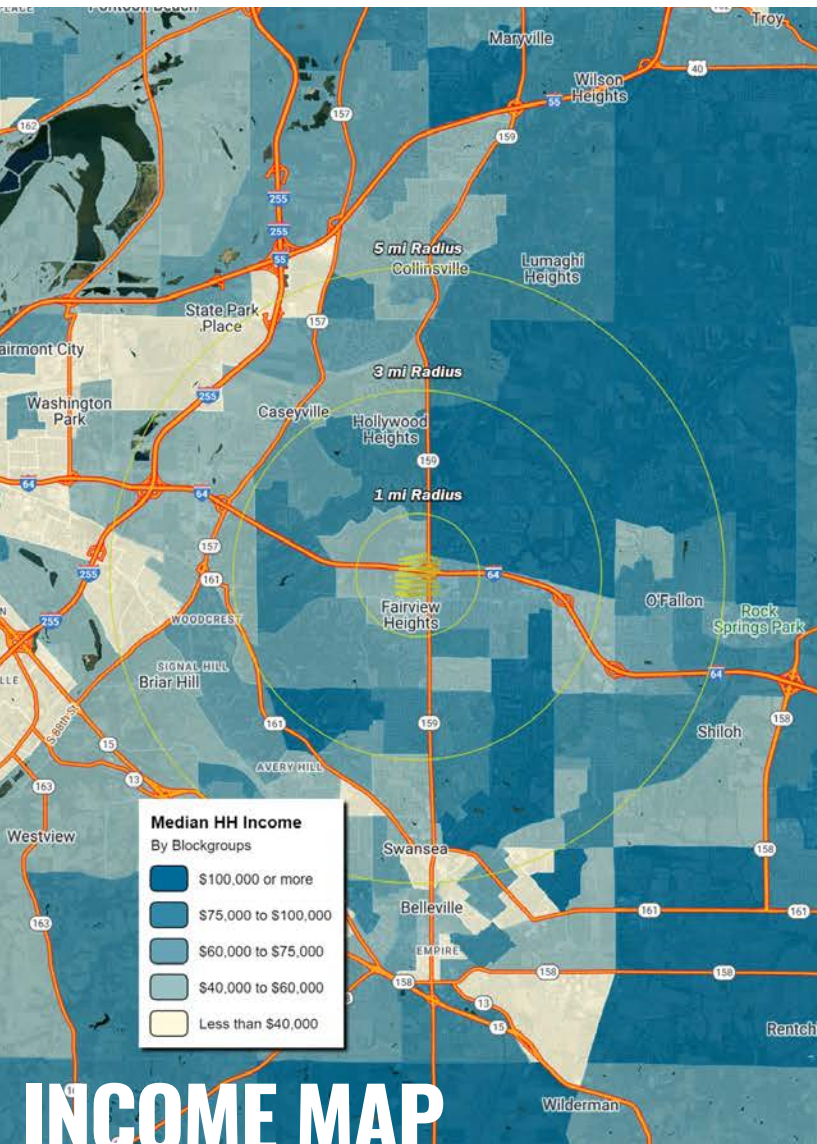
NEIGHBORHOOD VIBE

KEVIN SHAPIRO

314.818.1550 (OFFICE)

314.283.4691 (MOBILE)

Kevin@LocationCRE.com



TRADE AREA OVERVIEW

Fairview Heights, Illinois, known as the "Crossroads of Prosperity," is located in St. Clair County and is the local center for trade and tourism for all of southwestern Illinois. This growing community offers all the advantages of a St. Louis Metro location, yet retains small town hospitality and well-planned travel routes. Incorporated in October 1969, the city has dramatically changed from what was once productive farmland into a thriving community.

Fairview Heights is a dominant shopping destination for southwestern Illinois and includes numerous shopping centers, primarily concentrated along and around Route 159 between I-64 and Lincoln Trail. Fairview Heights is known as having the best shopping south of Chicago. St. Clair Square Mall is an enclosed shopping mall that opened in 1974 and was most recently renovated in 2003. The mall is anchored by Macy's, JC Penney and Dillard's, and features over one million square feet of GLA. It is the fifth largest mall in the St. Louis Metro area.

Scott Air Force Base, Home of the U.S. Defense Department Transcom Command, is approximately five miles east of Fairview Heights on I-64 and has an area annual economic impact in excess of \$3.2 billion. There is a total of 41,204 active duty/civilian personnel/dependent/retiree personnel in conjunction with the base.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	3,393	33,163	111,966
HOUSEHOLDS	1,552	13,830	46,945
EMPLOYEES	6,666	15,512	35,545
MED HH INCOME	\$68,715	\$108,479	\$103,038

AREA RETAIL | RESTAURANTS



Dillard's

JCPenney macy's DSW

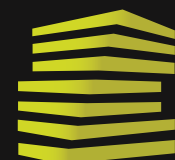
BARNES & NOBLE

Schnucks

petco

HomeGoods

FRESH THYME MARKET



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SITE PLAN

KEVIN SHAPIRO

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**16,500 SF
AVAILABLE**

CARDIO EQUIPMENT TOTALS:
• TREADMILLS = 55
• ELLIPTICALS = 25
• ARC TRAINERS = 10
• SPIES = 14
• STAR CLIMBERS = 8
• ROWERS = 4
• SCIFIT = 4
TOTAL CARDIO = 130

TOTAL AREA
(27,661 SF)

RECEIVING
ROOM
793 SF



- JOIN PLANET FITNESS IN FAIRVIEW HEIGHTS, IL
- 16,500 SF
- LOCATED RIGHT AT I-64 & IL HWY 159 WHICH HAS A COMBINED 117,000+ VPD
- UNIMPEDED INTERSTATE 64 VISIBILITY, INCLUDING INTERSTATE VISIBLE PYLON SIGNAGE AVAILABLE
- HUGE PARKING FIELD
- IN ADDITION TO MOST NATIONAL RETAILERS WITHIN 2 MILES OF THE SITE, ST. CLAIR SQUARE MALL IS LOCATED ACROSS THE STREET
- CONTACT BROKER FOR MORE INFORMATION

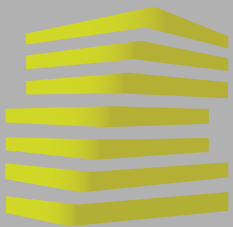


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PHOTOS

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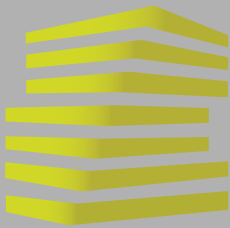
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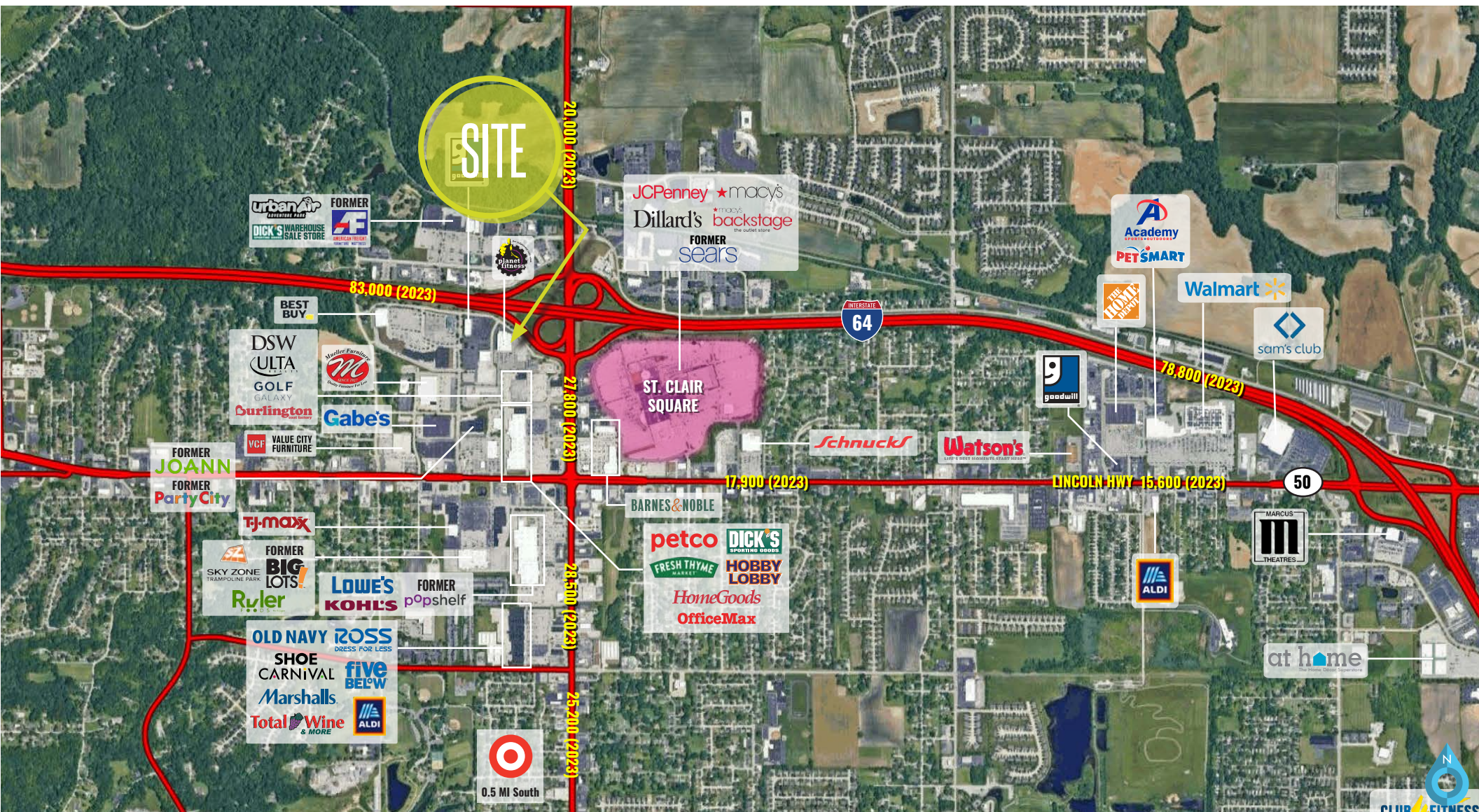
MARKET AERIAL

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