120 COMMERCE LN

FAIRVIEW HEIGHTS, IL

LOCATION.
commercial real estate

120 COMMERCE LANE

NEIGHBORHOOD VIBE

KEVIN SHAPIRO
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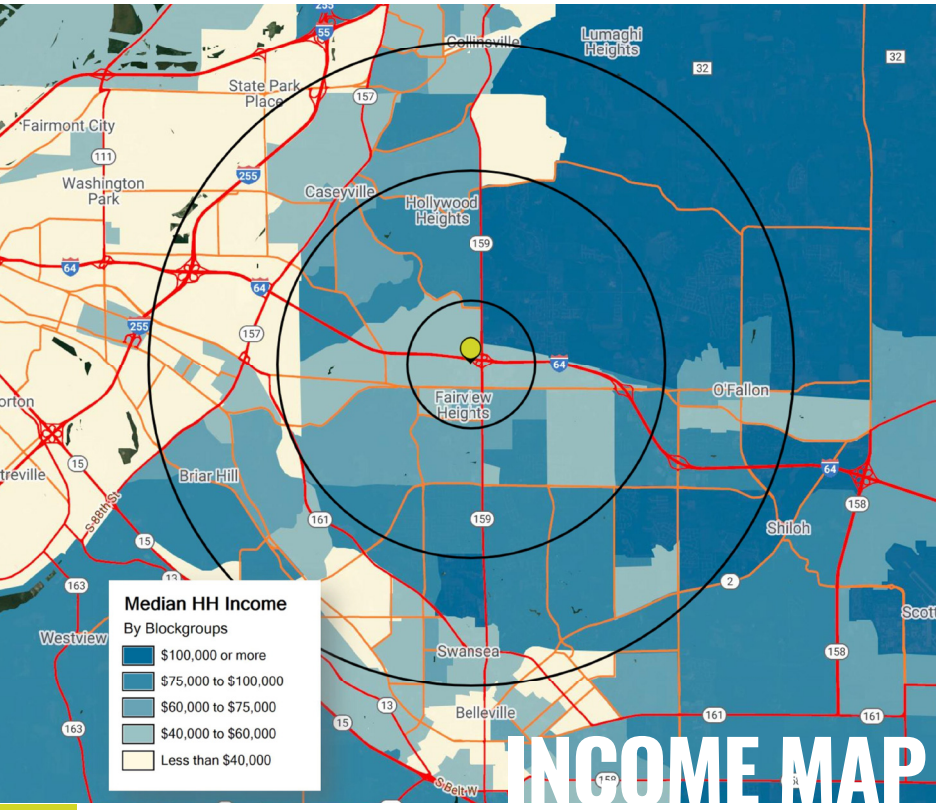

INCOME MAP

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 with a population of 17,078.

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.

ANNUAL DEMOGRAPHICS

	1 MI	3 MI	5 MI	10 MI
POPULATION	3,393	33,163	111,966	245,391
HOUSEHOLDS	1,552	13,830	46,945	100,764
AVG HH INCOME	$68,715	$108,479	$103,038	$96,358

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SITE PLAN

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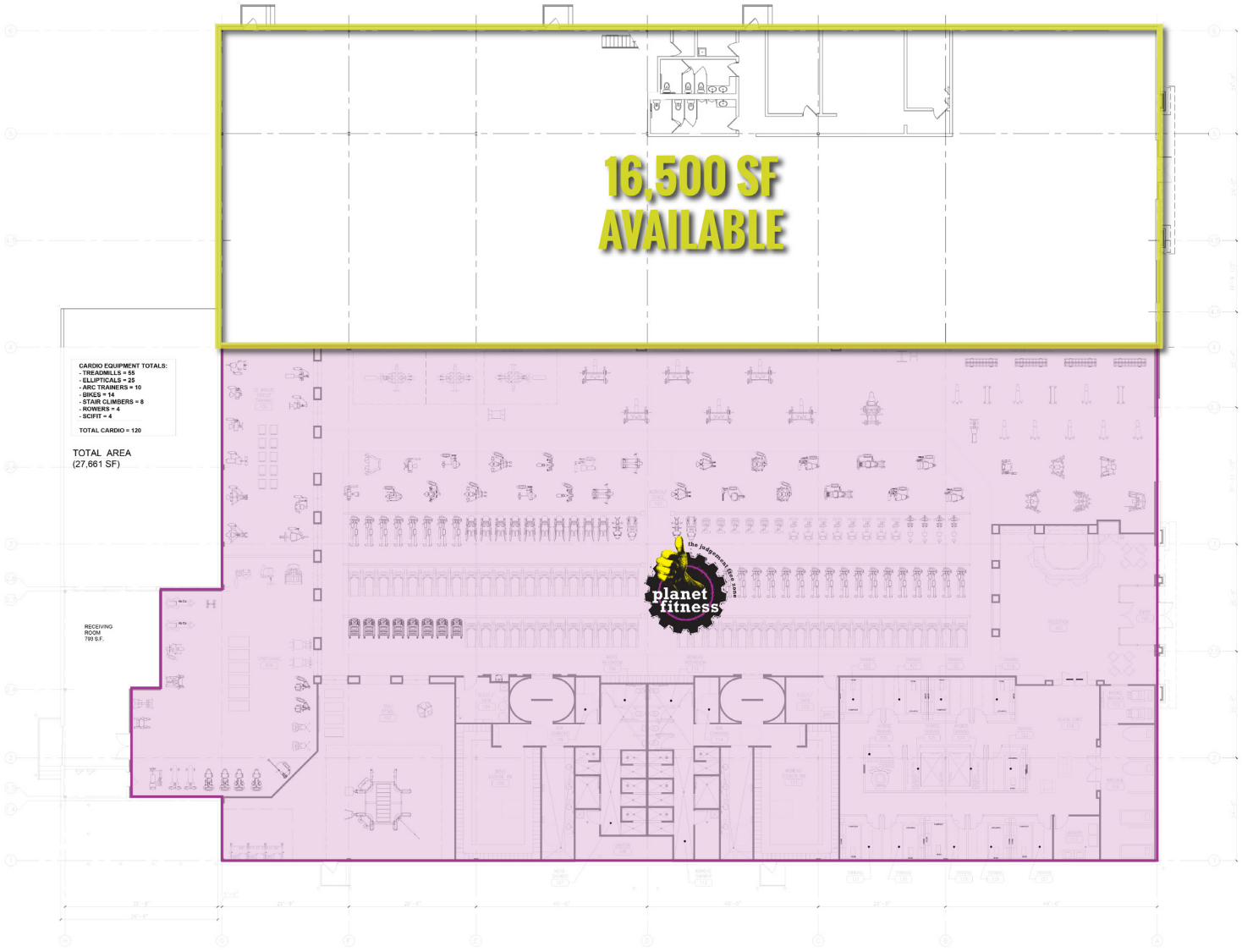

- JOIN PLANET FITNESS IN FAIRVIEW HEIGHTS, IL
- 16,500 SF
- LOCATED RIGHT AT I-64 & IL HWY 159 WHICH HAS A COMBINED 117,000+ VPD
- UNIMPEDED INTERSTATE 64 VISIBILITY, INCLUDING INTERSTATE VISIBLE PYLON SIGNAGE AVAILABLE
- HUGE PARKING FIELD
- IN ADDITION TO MOST NATIONAL RETAILERS WITHIN 2 MILES OF THE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

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PHOTOS

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MARKET AERIAL

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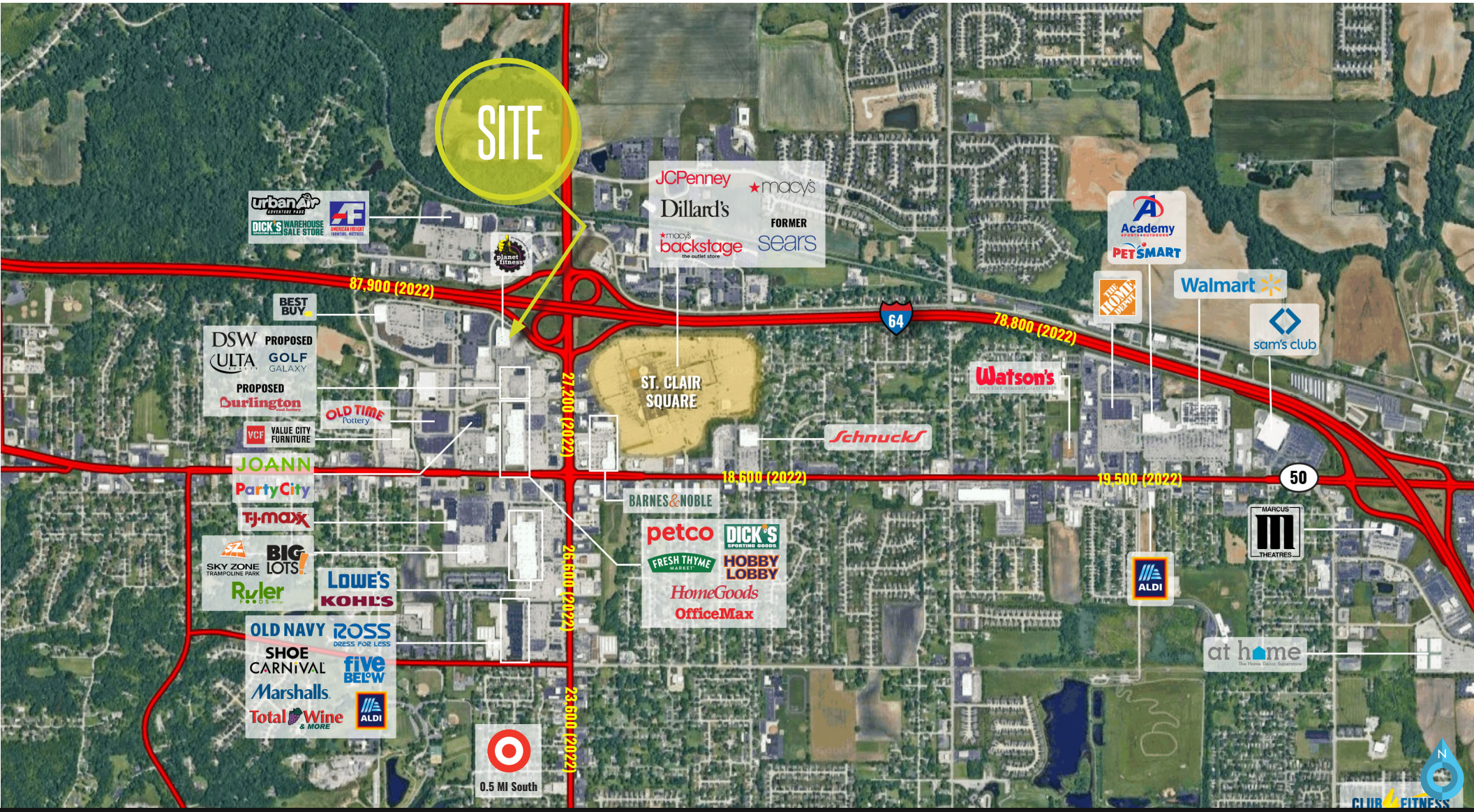

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