

# 532 SAINT CLAIR SQUARE

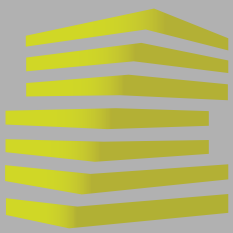
FORMER SEARS BOX AT ST. CLAIR SQUARE

FAIRVIEW HEIGHTS, IL

AVAILABLE



LOCATION.  
commercial real estate



# 235 ST. CLAIR SQUARE

## NEIGHBORHOOD VIBE

SCOTT BITNEY

314.818.1550 (OFFICE)

314.276.4673 (MOBILE)

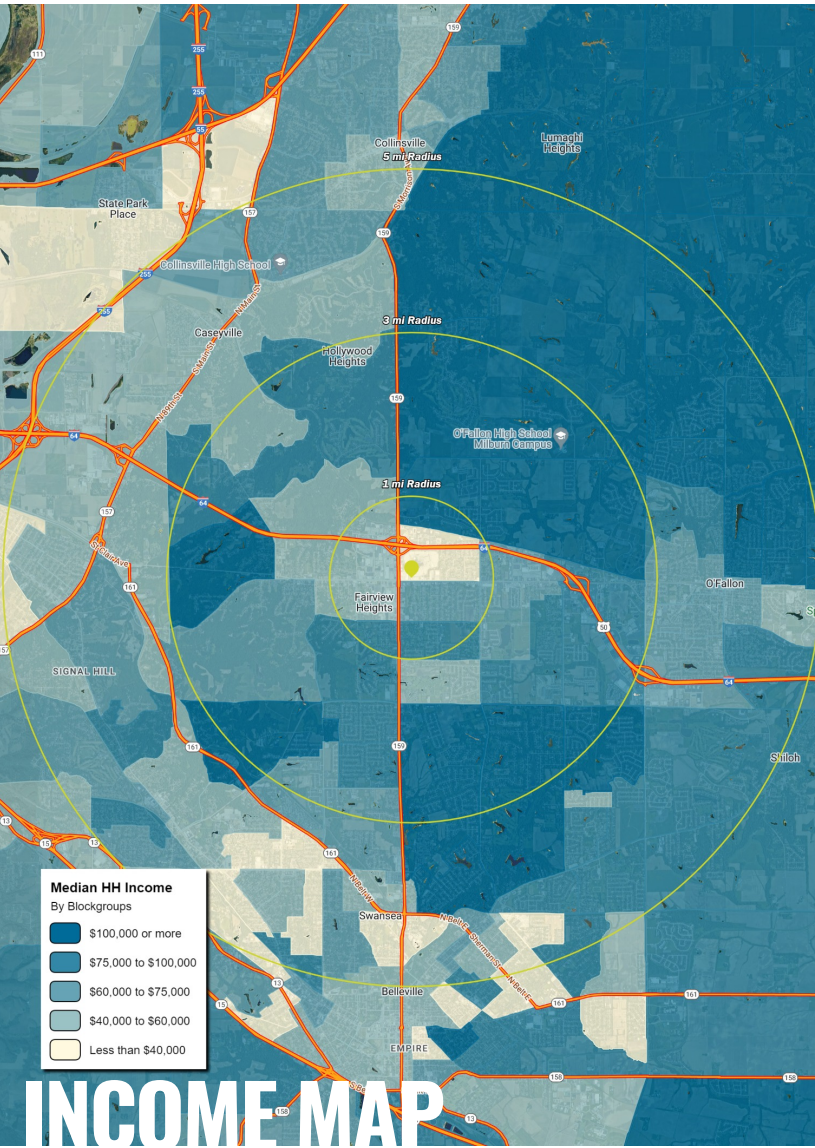
Scott@LocationCRE.com

BILL SIEMS

314.818.1566 (DIRECT)

314.363.8327 (MOBILE)

Bill@LocationCRE.com



### INCOME MAP

### 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
<b>POPULATION</b>	5,733	34,919	117,393
<b>HOUSEHOLDS</b>	2,493	14,504	49,423
<b>EMPLOYEES</b>	6,666	15,512	35,545
<b>MED HH INCOME</b>	\$65,049	\$92,436	\$79,527

### AREA RETAIL | RESTAURANTS

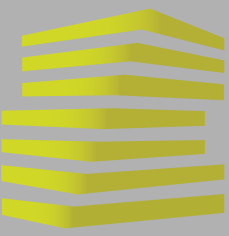


**LOCATION.**  
commercial real estate



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.



# 235 ST. CLAIR SQUARE

## SITE PLAN & DETAILS

SCOTT BITNEY

314.818.1550 (OFFICE)

314.276.4673 (MOBILE)

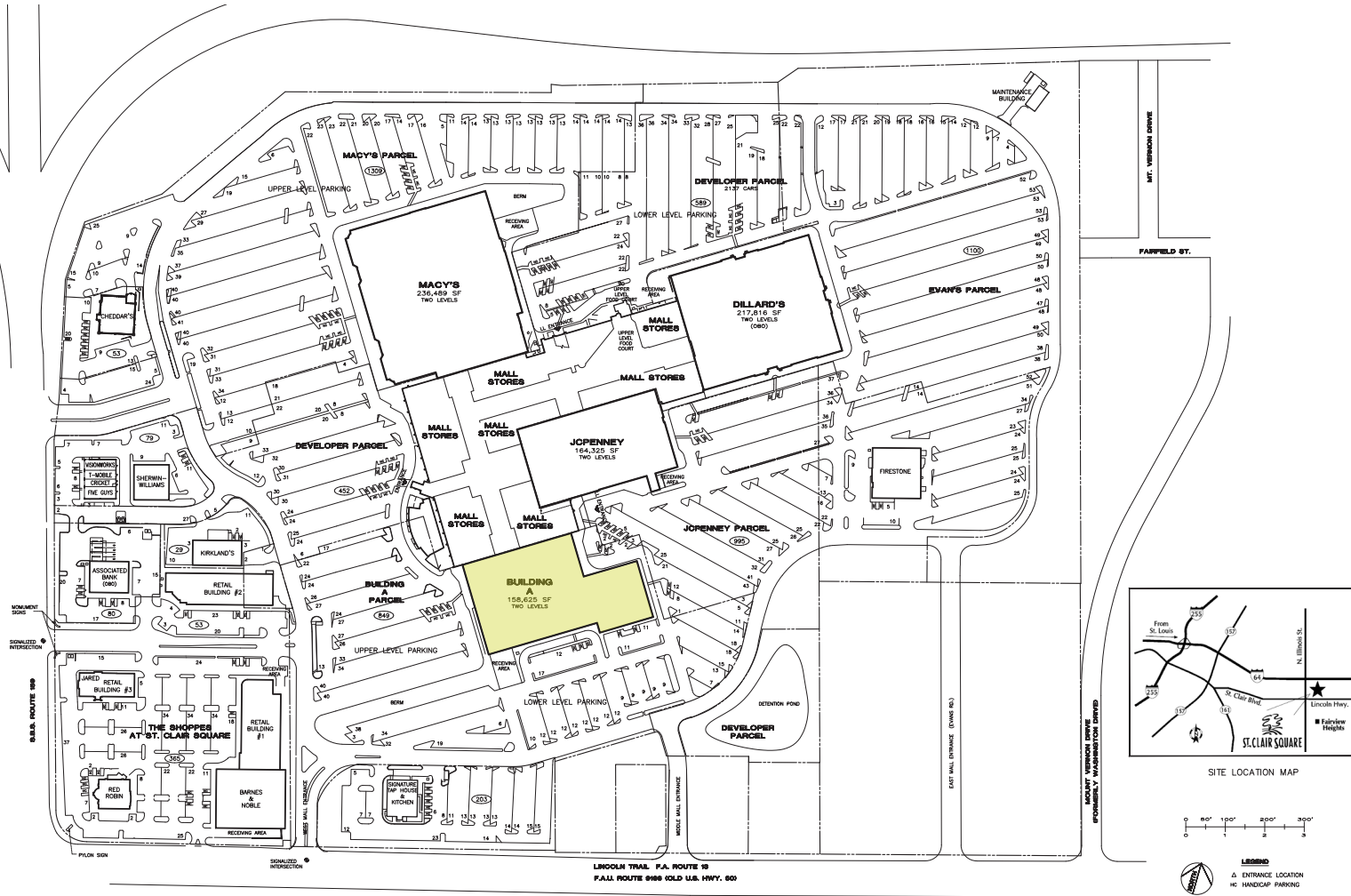
Scott@LocationCRE.com

BILL SIEMS

314.818.1566 (DIRECT)

314.363.8327 (MOBILE)

Bill@LocationCRE.com



ST CLAIR SQUARE

- FORMER SEARS BOX AT ST. CLAIR SQUARE IN FAIRVIEW HEIGHTS, IL
- SUPER REGIONAL MALL
- 158,625 SF AVAILABLE
- UPPER LEVEL 79,312 SF, LOWER LEVEL 79,313 SF
- LOCATED ALONG IL-159 IN FAIRVIEW HEIGHTS' PRIMARY COMMERCIAL ARTERIES AND LARGEST RETAIL HUB IN SOUTHERN ILLINOIS
- CALL BROKER FOR MORE DETAILS

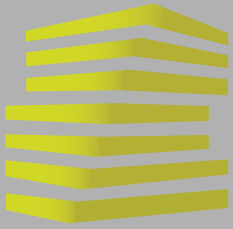


**LOCATION.**  
commercial real estate

f @ in REALTY RESOURCES MEMBER

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.



# 235 ST. CLAIR SQUARE

## MARKET AERIAL

SCOTT BITNEY

314.818.1550 (OFFICE)

314.276.4673 (MOBILE)

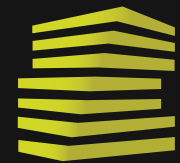
Scott@LocationCRE.com

BILL SIEMS

314.818.1566 (DIRECT)

314.363.8327 (MOBILE)

Bill@LocationCRE.com



**LOCATION.**  
commercial real estate



REALTY  
RESOURCES  
MEMBER

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.