

9,040 SF

FREESTANDING BUILDING
FOR SUBLEASE

6101 NORTH ILLINOIS STREET

FAIRVIEW HEIGHTS, IL

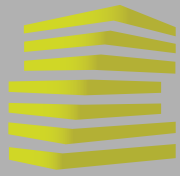


HIGH VISIBILITY PYLON SIGNAGE



LOCATION.
commercial real estate

**Gordon
Brothers**
1983



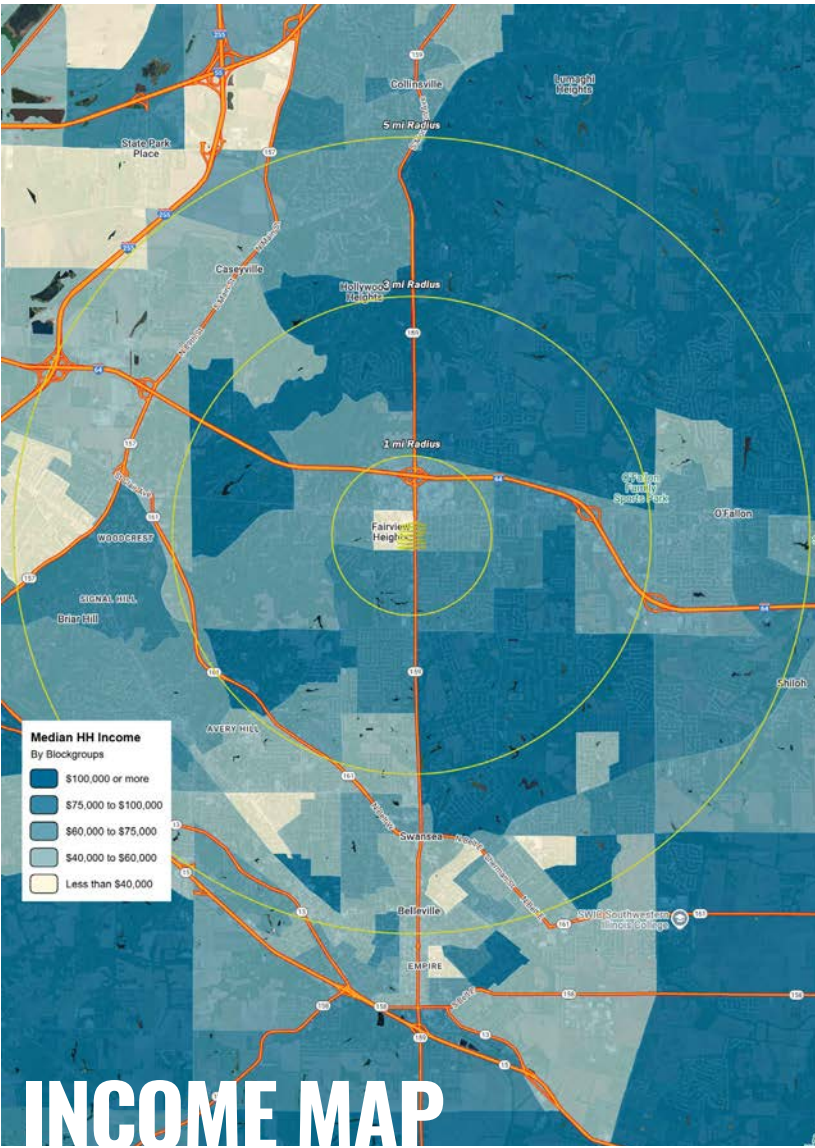
6101 N ILLINOIS ST

NEIGHBORHOOD VIBE

BEN WEIS | BILL SIEMS

314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
Ben@LocationCRE.com

314.818.1566 (OFFICE)
314.363.8327 (MOBILE)
Bill@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 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	6,335	36,225	121,356
HOUSEHOLDS	2,904	15,619	51,994
EMPLOYEES	6,253	16,579	39,060
MED HH INCOME	\$71,975	\$96,753	\$84,324

AREA RETAIL | RESTAURANTS

KOHL'S



OLD NAVY

ROSS
DRESS FOR LESS

Marshalls

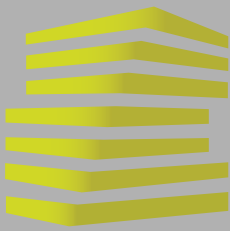
FIVE BELOW



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.



6101 N ILLINOIS ST

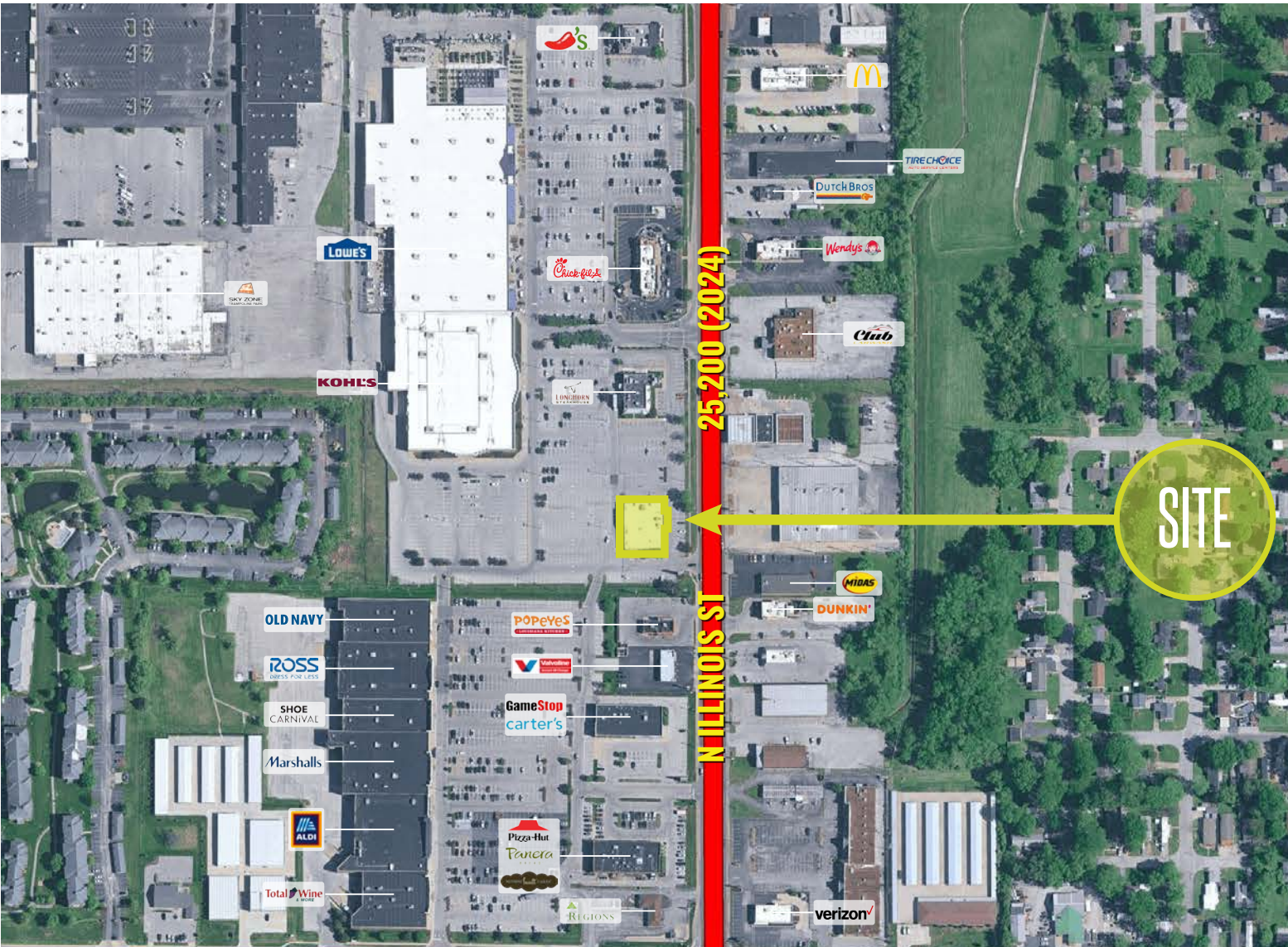
SITE PLAN

BEN WEIS

BILL SIEMS

314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
Ben@LocationCRE.com

314.818.1566 (OFFICE)
314.363.8327 (MOBILE)
Bill@LocationCRE.com



- AVAILABLE FOR SUBLEASE
- LEASE EXPIRATION:
2/28/2033
- 9,040 SF AVAILABLE
- OUTPARCEL TO KOHL'S
AND LOWE'S
- PYLON SIGNAGE
AVAILABLE
- DIRECT ACCESS TO IL-
159/N ILLINOIS ST WITH
EXCELLENT VISIBILITY TO
OVER 25,000 VPD
- CONTACT BROKER FOR
PRICING & ADDITIONAL
INFORMATION



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.



BEN WEIS | BILL SIEMS

314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
Ben@LocationCRE.com

314.818.1566 (OFFICE)
314.363.8327 (MOBILE)
Bill@LocationCRE.com



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.