

FORMER DAYCARE AVAILABLE

FAIRVIEW HEIGHTS, IL

928 LINCOLN HIGHWAY

64

27,800 (2023)

ST. CLAIR
SQUARE

JCPenney ★ macy's
Dillard's backstage
FORMER
sears

Schnucks

BARNES & NOBLE

17,900 (2023)

petco DICK'S
FRESH THYME HOBBY LOBBY
HomeGoods
OfficeMax

Lowe's FORMER
KOHLS popshelf

OLD NAVY ROSS
SHOE CARNIVAL DRESS FOR LESS
Marshall's five BELOW
Total Wine & More ALDI

SITE

78,800 (2023)

THE
FLORIST
TEMPLE

Academy
PET SMART

Walmart

gundull

Watson's

sam's club

LINCOLN HWY 15,600 (2023)

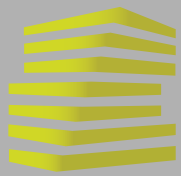
50

ALDI

159



LOCATION.
commercial real estate



928 LINCOLN HWY

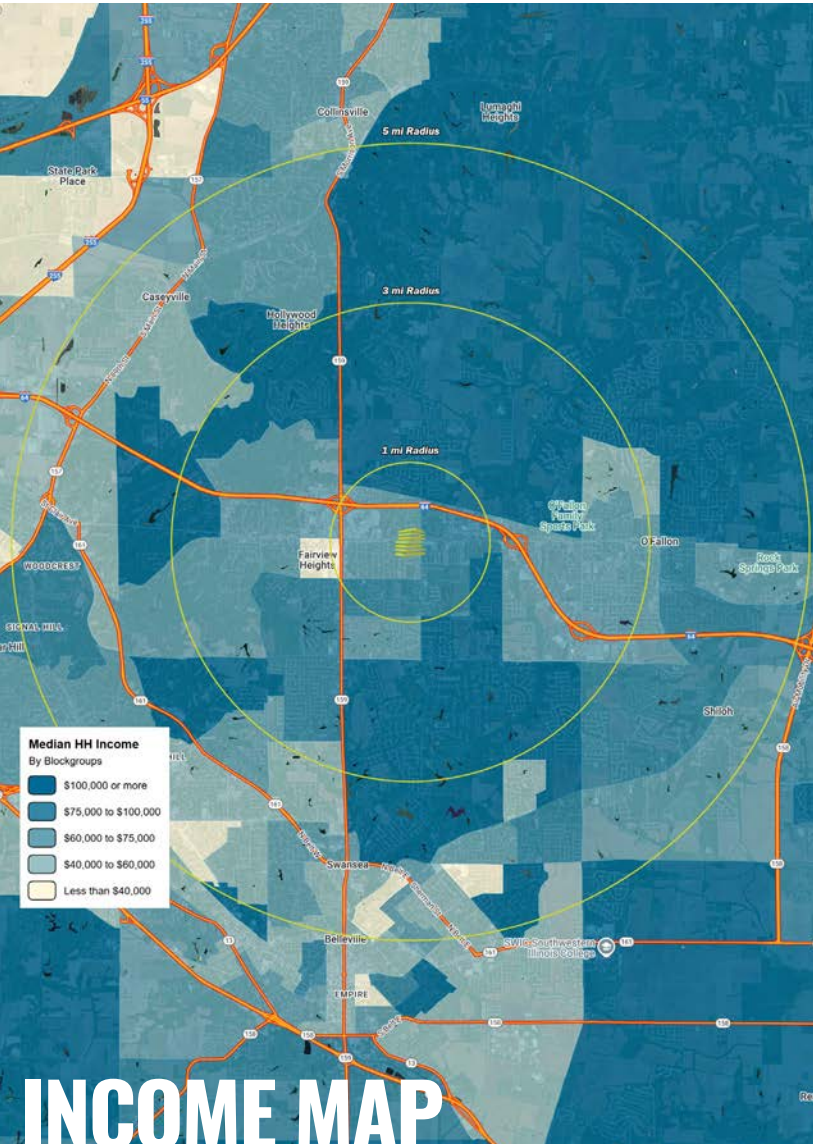
NEIGHBORHOOD VIBE

JOE LODES

KEVIN SHAPIRO

314.818.1564 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

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 mile	5 mile
POPULATION	6,090	39,538	111,785
HOUSEHOLDS	2,435	16,695	47,690
EMPLOYEES	5,472	17,764	35,462
MED HH INCOME	\$90,880	\$101,534	\$89,016

AREA RETAIL | RESTAURANTS





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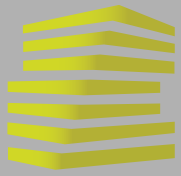
- **5,172 SF FREESTANDING FORMER DAYCARE BUILDING ON 0.80 ACRES**
- **GREAT VISIBILITY TO 17,900 VPD ON LINCOLN HIGHWAY**
- **AVAILABLE FOR SALE OR LEASE**
- **CENTRALLY LOCATED BETWEEN IL-159 & I-64/ HWY 50 INTERCHANGE**
- **CALL BROKER FOR PRICING**



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MARKET AERIAL

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