

MARKETPLACE SHOPPING CENTER

1 - 26 PLAZA DRIVE

FAIRVIEW HEIGHTS, IL

AVAILABLE

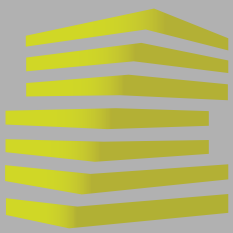
THE BEAD PLACE

DOLLAR TREE

CLEARANCE!
50% OFF
HURRY!



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MARKETPLACE SHOPPING CENTER

NEIGHBORHOOD VIBE

BILL SIEMS

SCOTT BITNEY

314.818.1566 (DIRECT)

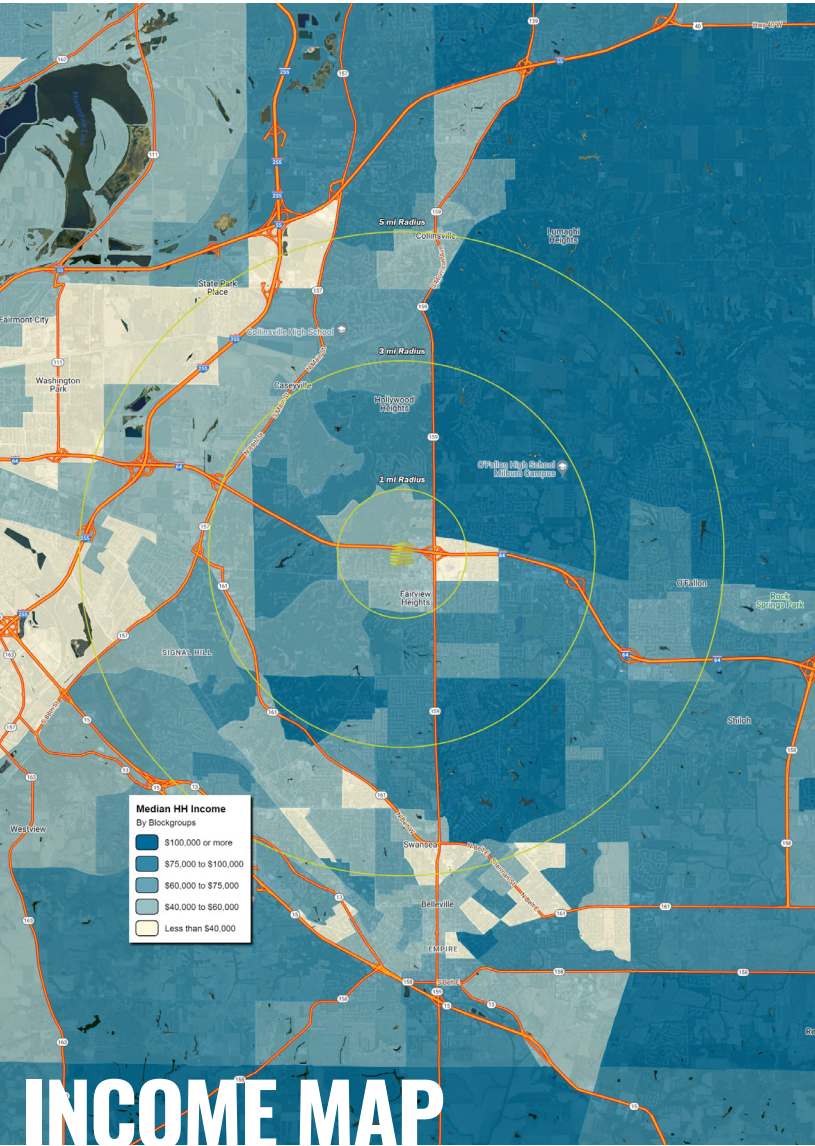
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TRADE AREA OVERVIEW

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 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.

DEMOGRAPHICS

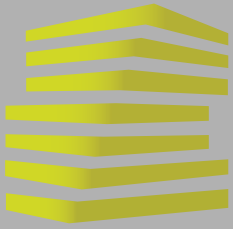
	1 mile	3 miles	5 miles
POPULATION	2,734	33,169	109,686
HOUSEHOLDS	1,404	13,953	46,185
EMPLOYEES	5,837	13,875	34,230
MED HH INCOME	\$59,929	\$87,907	\$80,126

SURROUNDING RETAIL



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SITE PLAN

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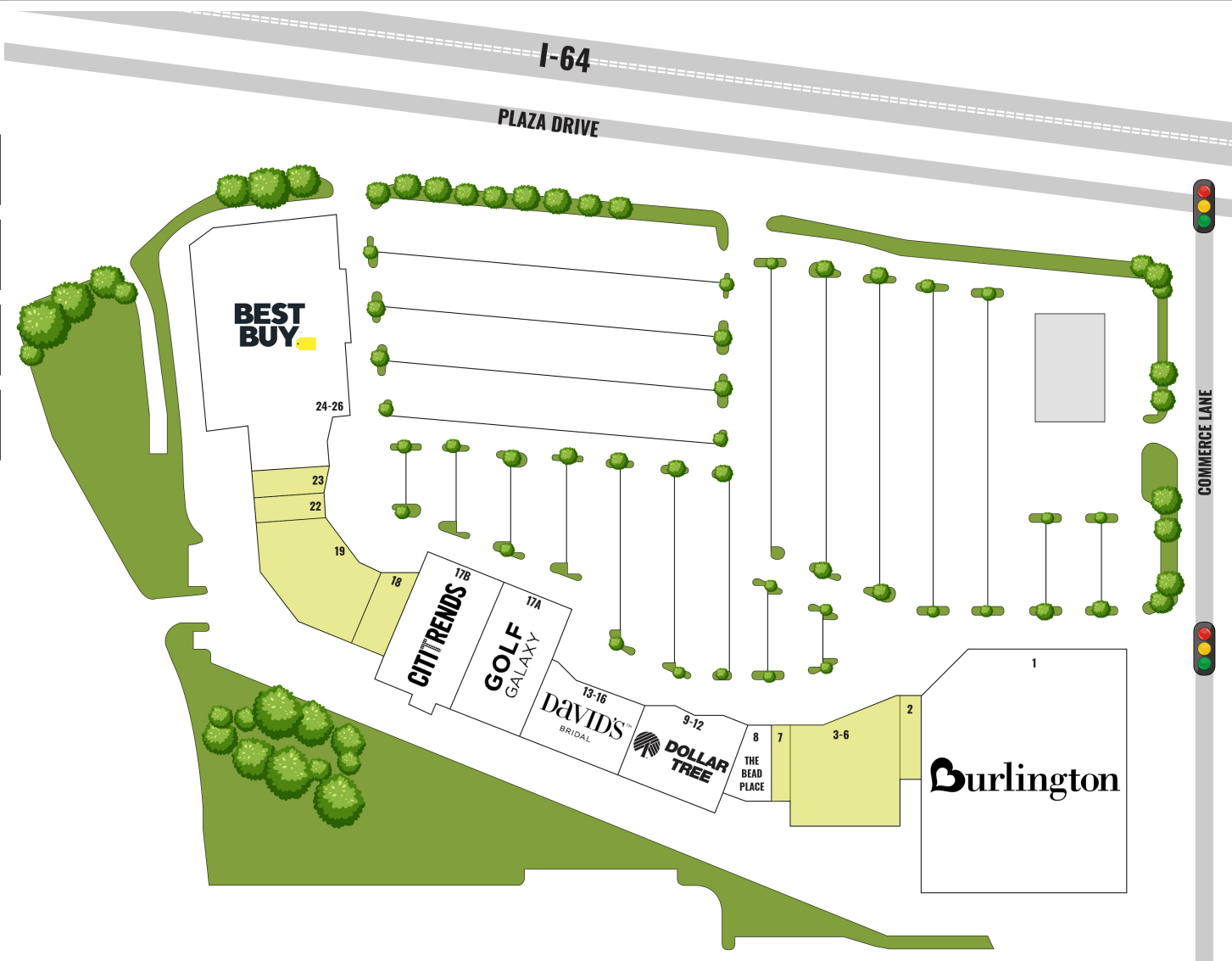
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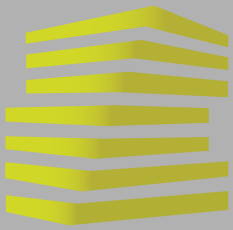
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MARKETPLACE SHOPPING CENTER TENANT ROSTER

1	BURLINGTON	67,308 SF
2	AVAILABLE	2,850 SF
3-6	AVAILABLE	16,000 SF
7	AVAILABLE	2,096 SF
8	THE BEAD PLACE	3,845 SF
9-12	DOLLAR TREE	11,405 SF
13-16	DAVID'S BRIDAL	9,775 SF
17A	GOLF GALAXY	13,000 SF
17B	CITI TRENDS	15,080 SF
18	AVAILABLE	2,700 SF
19	AVAILABLE	13,913 SF
22	AVAILABLE	2,580 SF
23	AVAILABLE	2,735 SF
24-26	BEST BUY	47,210 SF





MARKETPLACE SHOPPING CENTER

PHOTOS + DETAILS

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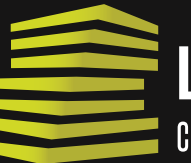
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- 210,500 SF POWER CENTER LOCATED ACROSS FROM ST. CLAIR SQUARE MALL AT THE INTERSECTION OF I-64 AND IL HIGHWAY 159 WHICH HAS A COMBINED 117,000+ VEHICLES PER DAY.
- UNIMPEDED INTERSTATE 64 VISIBILITY, INCLUDING INTERSTATE VISIBLE PYLON SIGNAGE AVAILABLE.
- LARGE PARKING LOT WHICH PROVIDES AMPLE PARKING.
- MAJOR RETAILERS INCLUDE BEST BUY, DOLLAR TREE, GOLF GALAXY, DAVID'S BRIDAL, CITITRENDS, AND BURLINGTON.
- CALL BROKER FOR PRICING.

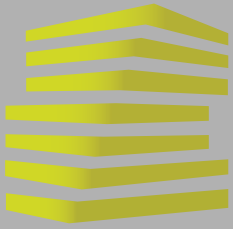


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MARKET AERIAL

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