

PLAZA ST. CLAIR

525 LINCOLN HIGHWAY

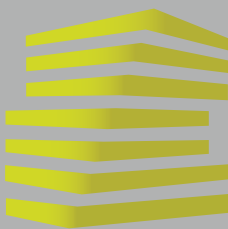
FAIRVIEW HEIGHTS, IL



LOCATION.
commercial real estate



WELCOME
Once
upon a
child®



PLAZA ST. CLAIR

NEIGHBORHOOD VIBE

JOE LODES

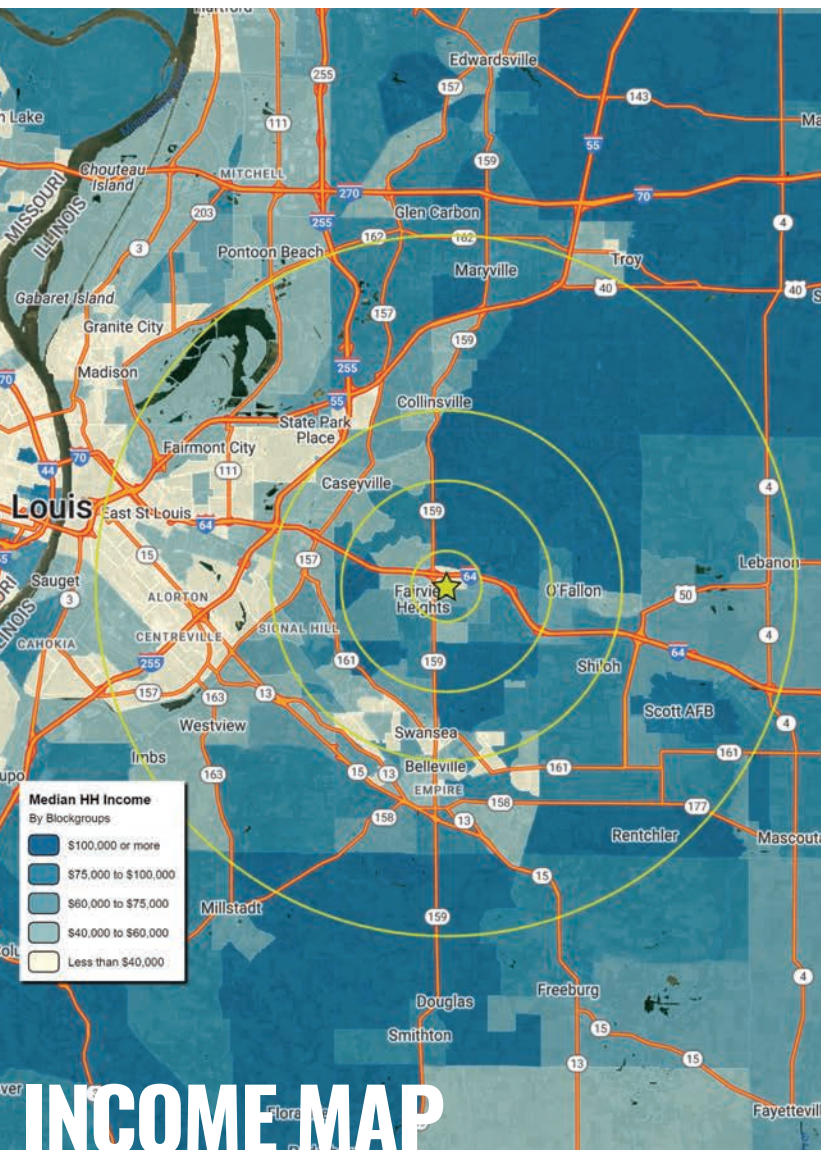
314.818.1564 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

BEN WEIS

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

SCOTT BITNEY

314.818.1550 (OFFICE)
314.276.4673 (MOBILE)
Scott@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
POPULATION	5,705	36,597	115,083
HOUSEHOLDS	2,406	15,218	48,370
EMPLOYEES	6,028	16,244	35,411
MED HH INCOME	\$71,836	\$92,167	\$80,743

AREA RETAIL | RESTAURANTS



Dillard's

JCPenney

macy's

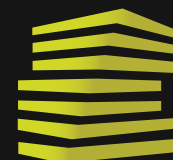
DSW

BARNES & NOBLE

Schnucks

petco

HomeGoods



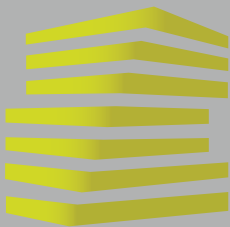
LOCATION.
commercial real estate



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.



PLAZA ST. CLAIR

SITE PLAN

JOE LODES

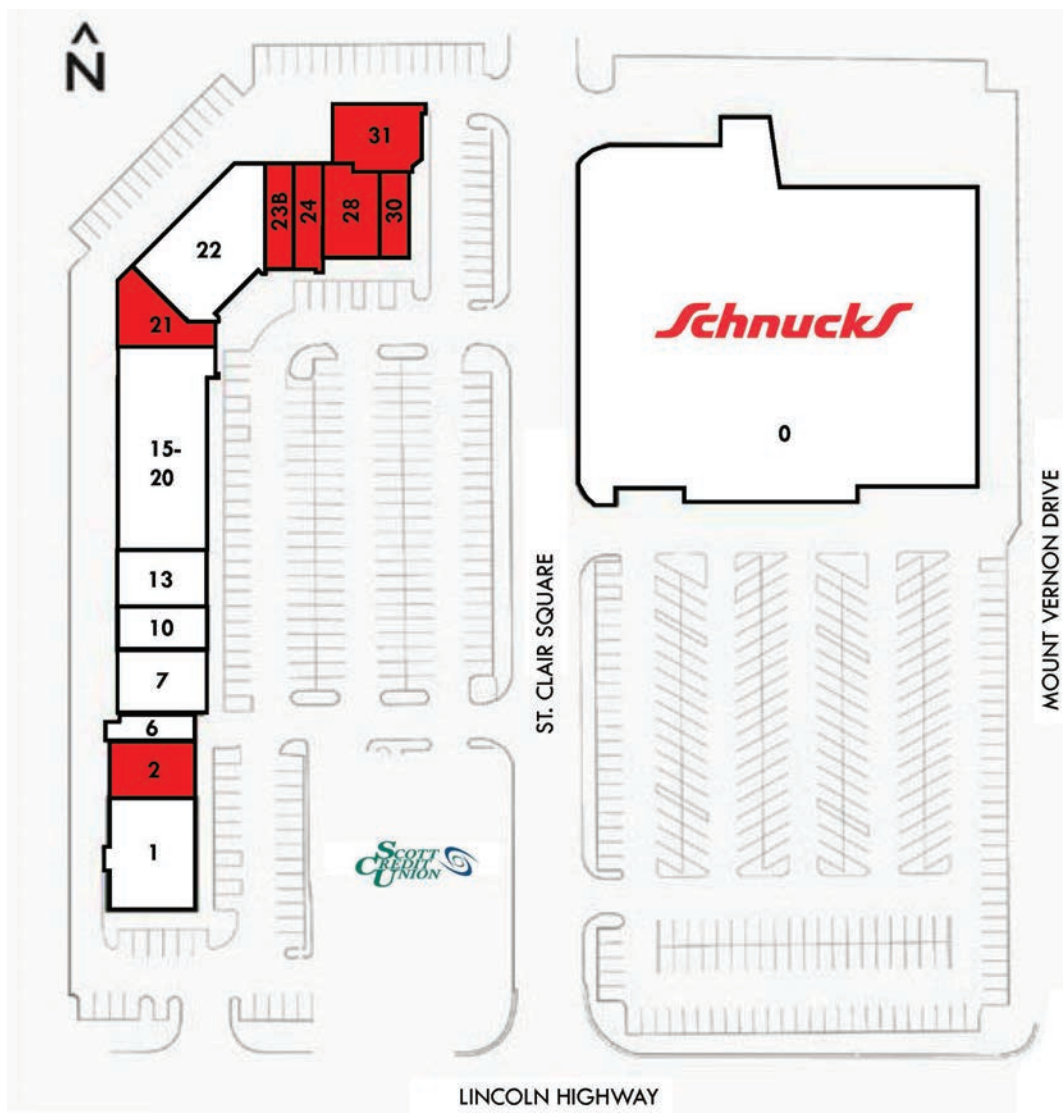
314.818.1564 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

BEN WEIS

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

SCOTT BITNEY

314.818.1550 (OFFICE)
314.276.4673 (MOBILE)
Scott@LocationCRE.com



Suite	Tenant	SF
0	Schnucks	56,884
1	Salon Lofts	4,234
2	AVAILABLE	2,366
6	Merle Norman	1,200
7	Affordable Dentures	3,000
10	Metro Infusion	1,800
13	CosmoProf	2,145
15	Once Upon a Child	8,600
21	AVAILABLE	2,578
22	Banging Body Bootcamp	5,610
23B	AVAILABLE	1,400
24	AVAILABLE	1,800
28	AVAILABLE	2,476
30	AVAILABLE	1,600
31	AVAILABLE	2,026
	TOTAL	97,459

360 VIRTUAL TOURS
AVAILABLE SUITES



SUITE 23B



SUITE 28



SUITE 24



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.

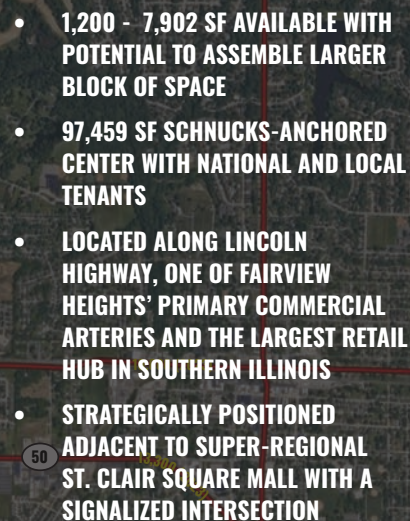
LOCATION.
commercial real estate



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

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

314.818.1550 (OFFICE)
314.276.4673 (MOBILE)
Scott@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.