

WELCOME!



# PLAZA ST. CLAIR

525 LINCOLN HIGHWAY

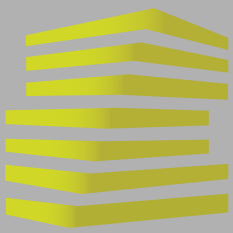
FAIRVIEW HEIGHTS, IL



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# PLAZA ST. CLAIR

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## NEIGHBORHOOD VIBE

JOE LODES

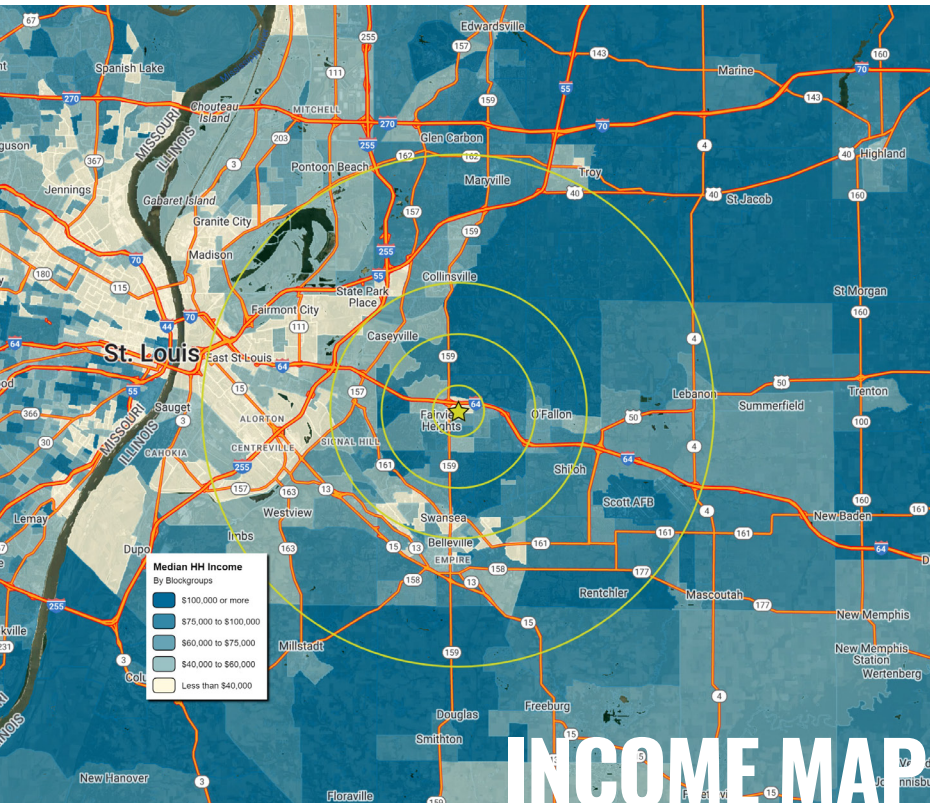
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## INCOME MAP

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.

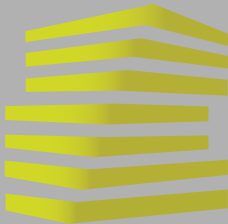
Fairview Heights is a dominant shopping destination for southwestern Illinois and includes numerous shopping centers, primarily concentrated along and around Route 159 between I-64 and Lincoln Trail. Fairview Heights is known as having the best shopping south of Chicago. St. Clair Square Mall is an enclosed 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.

### ANNUAL DEMOGRAPHICS

	1 MI	3 MI	5 MI	10 MI
<b>POPULATION</b>	5,705	36,597	115,083	241,115
<b>HOUSEHOLDS</b>	2,406	15,218	48,370	99,049
<b>AVG HH INCOME</b>	\$99,826	\$114,889	\$104,321	\$97,127





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## SITE PLAN

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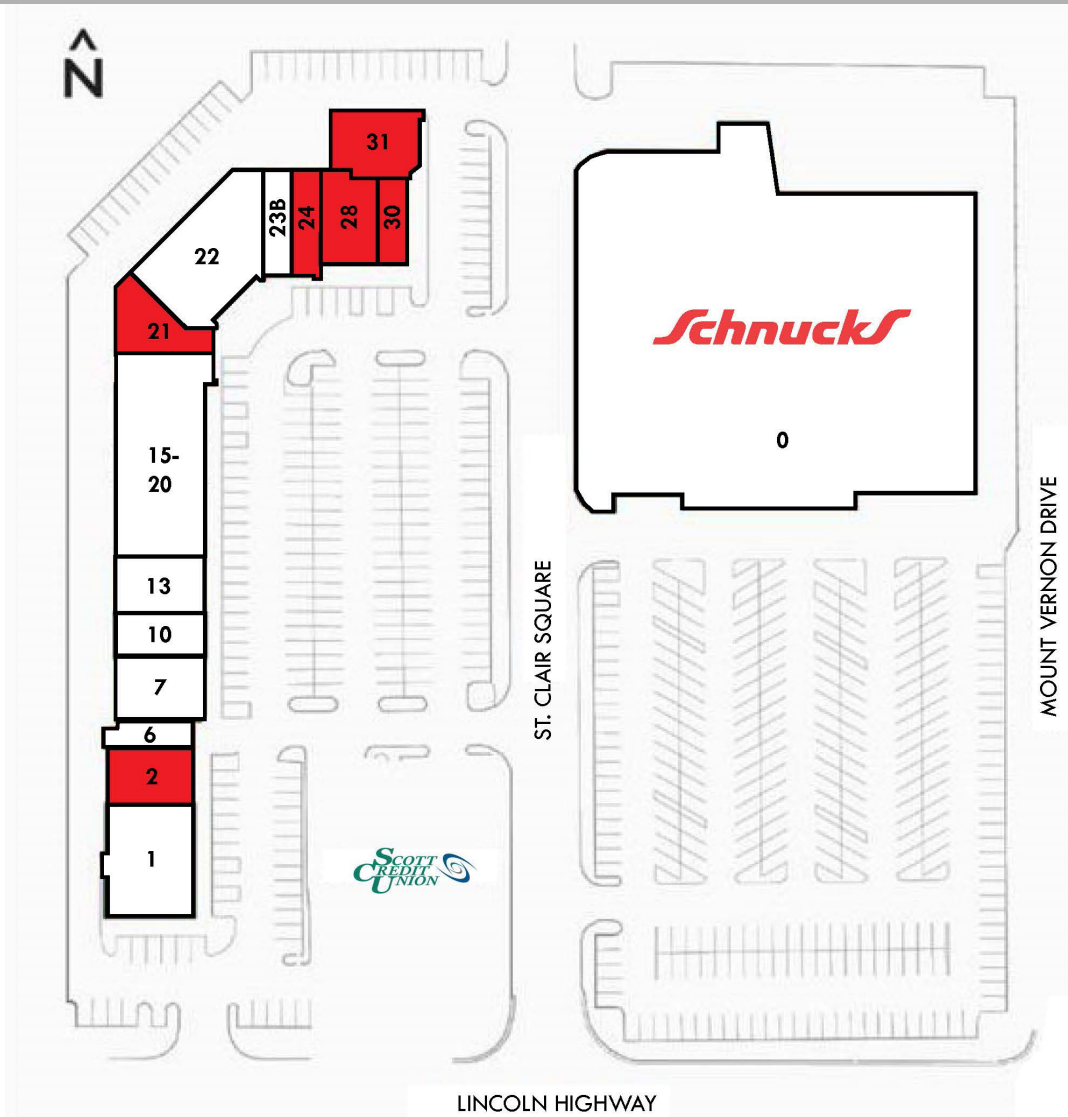
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Suite	Tenant	SF
0	Schnucks	56,884
1	Salon Lofts	4,234
2	AVAILABLE	2,366
6	Merle Norman	1,200
7	Affordable Dentures	3,000
10	Metro Infusion	1,800
13	CosmoProf	2,145
15	Once Upon a Child	8,600
21	AVAILABLE	2,578
22	Banging Body Bootcamp	5,610
23B	Lyfstylz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

**360 VIRTUAL TOURS**  
AVAILABLE SUITES



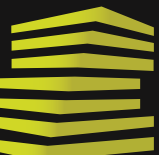
SUITE 23B



SUITE 28



SUITE 24



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# PLAZA ST. CLAIR MARKET AERIAL

JOE LODES

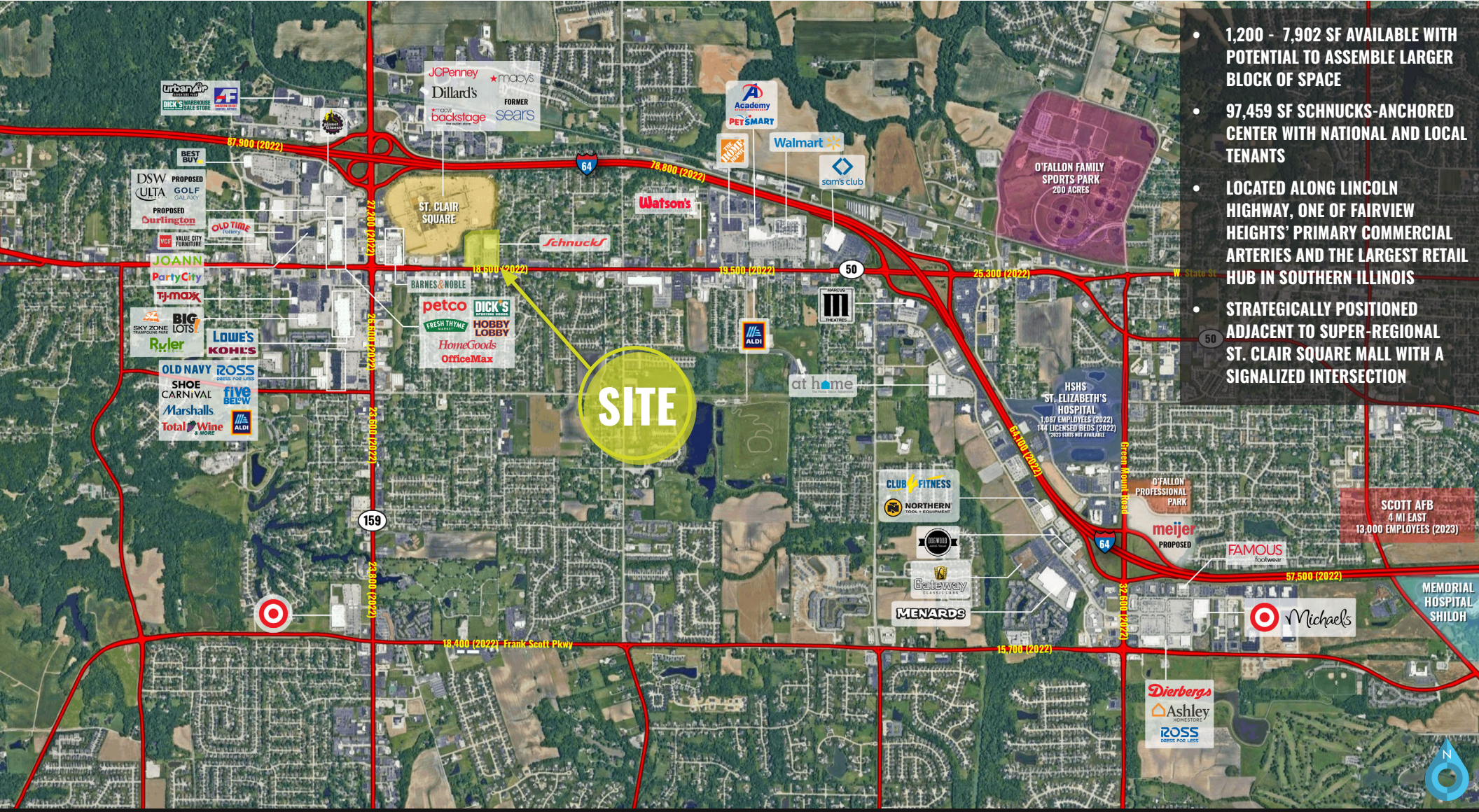
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- 1,200 - 7,902 SF AVAILABLE WITH POTENTIAL TO ASSEMBLE LARGER BLOCK OF SPACE
- 97,459 SF SCHNUCKS-ANCHORED CENTER WITH NATIONAL AND LOCAL TENANTS
- LOCATED ALONG LINCOLN HIGHWAY, ONE OF FAIRVIEW HEIGHTS' PRIMARY COMMERCIAL ARTERIES AND THE LARGEST RETAIL HUB IN SOUTHERN ILLINOIS
- STRATEGICALLY POSITIONED ADJACENT TO SUPER-REGIONAL ST. CLAIR SQUARE MALL WITH A SIGNALIZED INTERSECTION



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