

FORMER **SIGNATURE
TAP HOUSE**

51 LINCOLN HIGHWAY

FAIRVIEW HEIGHTS, IL

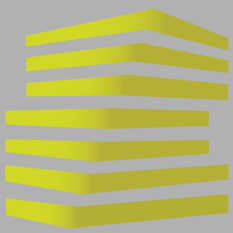


CBL



LOCATION.
commercial real estate





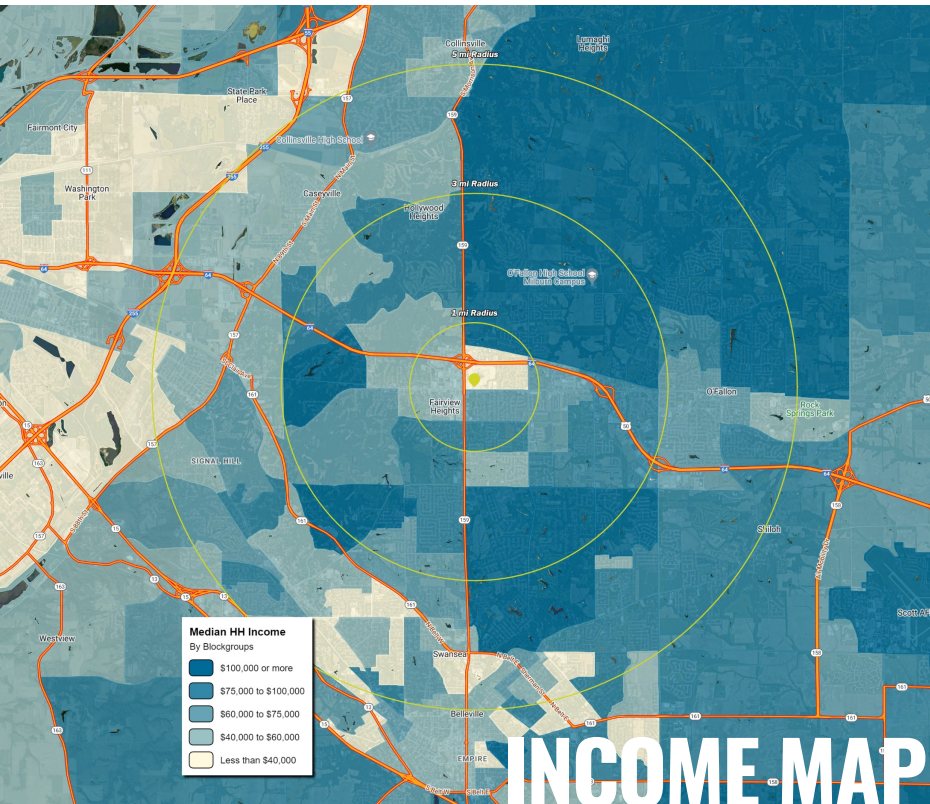
FORMER SIGNATURE TAP HOUSE NEIGHBORHOOD VIBE

BILL SIEMS

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

SCOTT BITNEY

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






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.

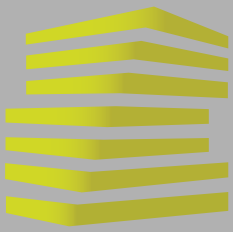
Fairview Heights is a dominant shopping destination for southwestern Illinois and includes numerous shopping centers, primarily concentrated along and around Route 159 between I-64 and Lincoln Trail. Fairview Heights is known as having the best shopping south of Chicago. St. Clair Square Mall is an enclosed 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
POPULATION 	5,733	34,919	117,393
HOUSEHOLDS 	2,493	14,504	49,423
AVG HH INCOME 	\$85,069	\$115,010	\$103,110





FORMER SIGNATURE TAP HOUSE

PHOTOS + DETAILS

BILL SIEMS

314.818.1566 (DIRECT)

314.363.8327 (MOBILE)

Bill@LocationCRE.com

SCOTT BITNEY

314.818.1550 (OFFICE)

314.276.4673 (MOBILE)

Scott@LocationCRE.com



- **PROMINENT 7,000 SF FREE STANDING RESTAURANT BUILDING ON THE OUT LOT OF ST. CLAIR SQUARE MALL WHICH IS THE SUPER-REGIONAL MALL IN SOUTHERN ILLINOIS**
- **2.94 ACRE SITE WITH APPROXIMATELY 195 PARKING SPACES**
- **EXCELLENT ACCESS TO LINCOLN HIGHWAY AND I-64**
- **WELL MAINTAINED AND EQUIPPED CASUAL RESTAURANT**
- **PLEASE CALL BROKER FOR DETAILS**



TAKE A 360 VIRTUAL TOUR!

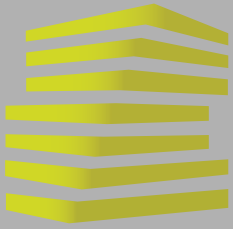


LOCATION.
commercial real estate



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.



FORMER SIGNATURE TAP HOUSE

MARKET AERIAL

BILL SIEMS
 314.818.1566 (DIRECT)
 314.363.8327 (MOBILE)
 Bill@LocationCRE.com

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

