

FORMER SIGNATURE TAP HOUSE

51 LINCOLN HIGHWAY

FAIRVIEW HEIGHTS, IL

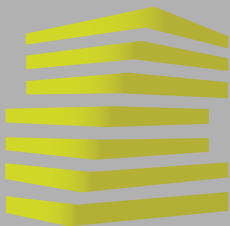


CBL



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NEIGHBORHOOD VIBE

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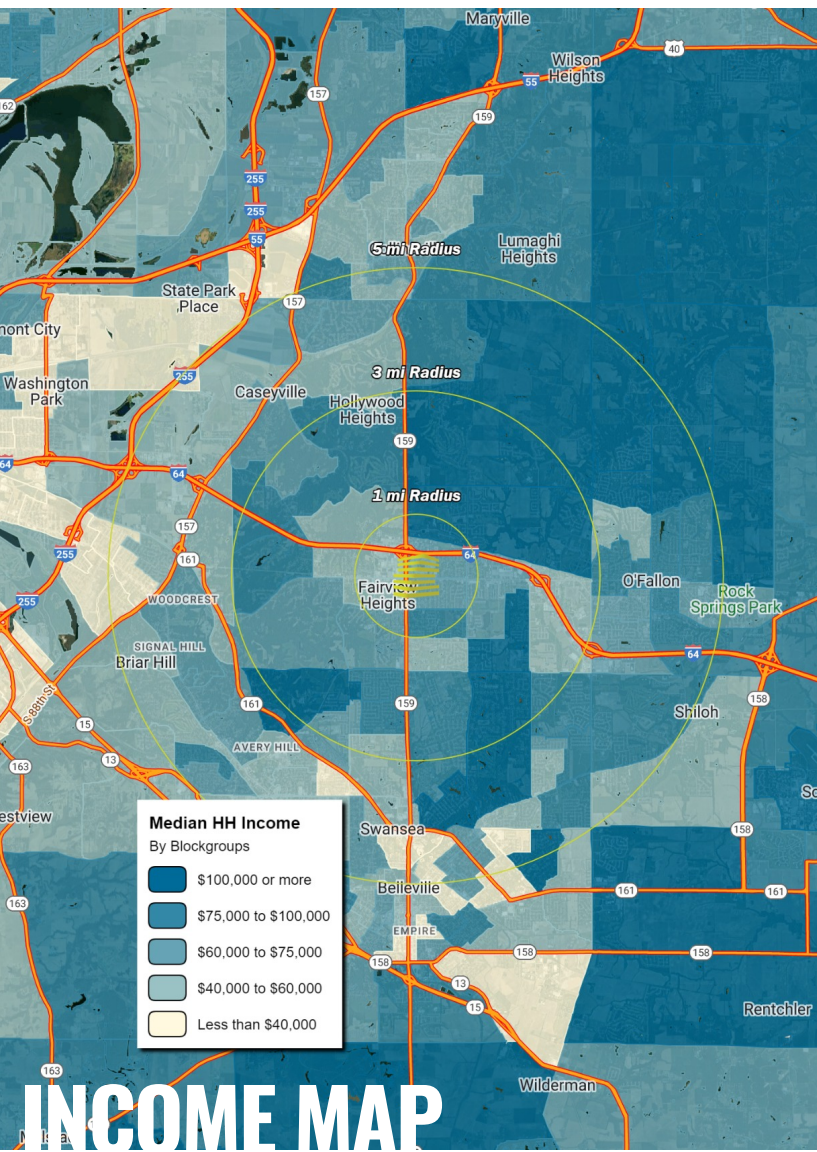
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TRADE AREA OVERVIEW

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.

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	5,733	34,919	117,393
HOUSEHOLDS	2,493	14,504	49,423
EMPLOYEES	6,666	15,512	35,545
MED HH INCOME	\$85,069	\$115,010	\$103,110

AREA RETAIL | RESTAURANTS



Dillard's

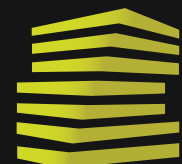
JCPenney macy's DSW

BARNES & NOBLE

Schnucks

petco

HomeGoods

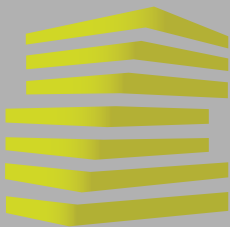


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PHOTOS + DETAILS

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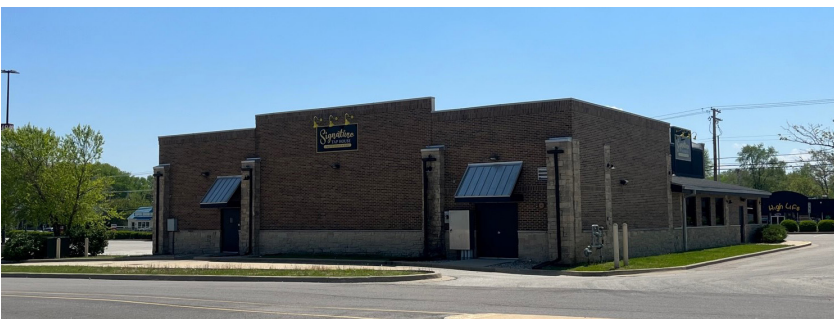
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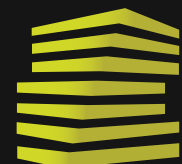
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- **PROMINENT 7,000 SF FREE STANDING RESTAURANT BUILDING ON THE OUT LOT OF ST. CLAIR SQUARE MALL WHICH IS THE SUPER-REGIONAL MALL IN SOUTHERN ILLINOIS**
- **2.94 ACRE SITE WITH APPROXIMATELY 195 PARKING SPACES**
- **EXCELLENT ACCESS TO LINCOLN HIGHWAY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



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