

# 235 SAINT CLAIR SQUARE

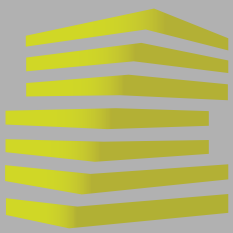
FORMER SEARS BOX AT ST. CLAIR SQUARE

FAIRVIEW HEIGHTS, IL

SEARS



**LOCATION.**  
commercial real estate



# 235 ST. CLAIR SQUARE

## NEIGHBORHOOD VIBE

SCOTT BITNEY

314.818.1550 (OFFICE)

314.276.4673 (MOBILE)

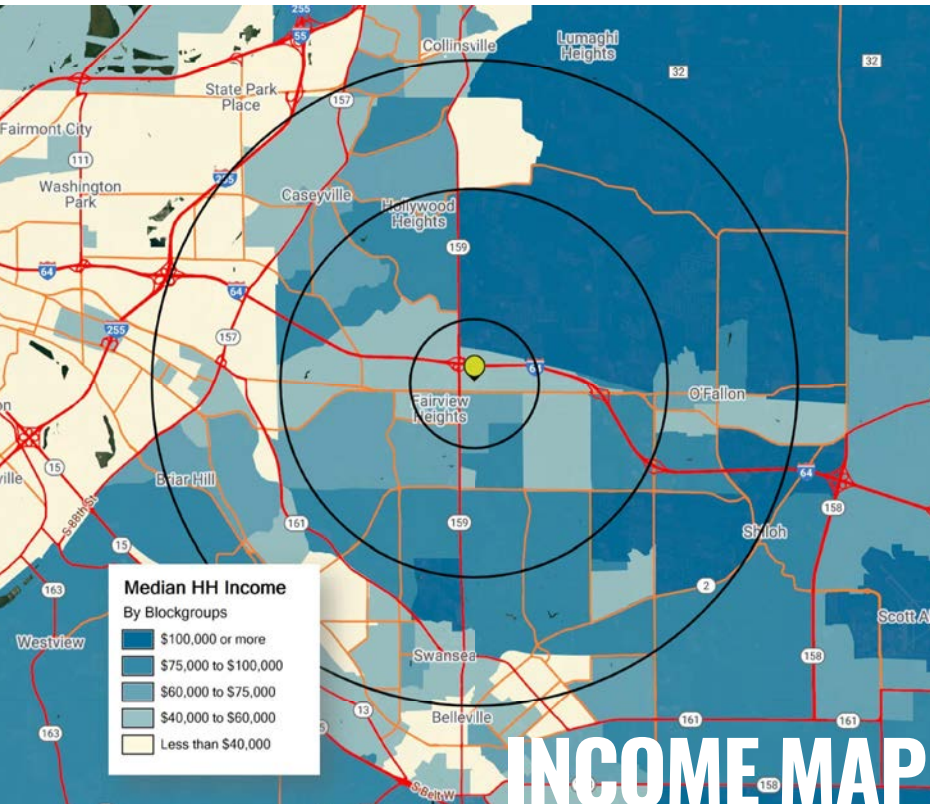
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Fairview Heights, Illinois, known as the “Crossroads of Prosperity,” is located in St. Clair County and is the local center for trade and tourism for all of southwestern Illinois. This growing community offers all the advantages of a St. Louis Metro 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.

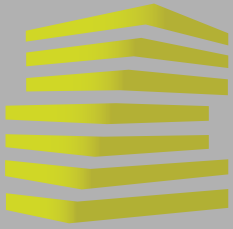
Fairview Heights is a dominant shopping destination for southwestern Illinois and includes numerous shopping centers, primarily concentrated along and around Route 159 between I-64 and Lincoln Trail. Fairview Heights is known as having the best shopping south of Chicago. St. Clair Square Mall is an enclosed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

	POPULATION	HOUSEHOLDS	AVG HH INCOME	1 MI	3 MI	5 MI
				<b>5,654</b>	<b>35,783</b>	<b>116,619</b>
				<b>2,424</b>	<b>14,729</b>	<b>48,601</b>
				<b>\$70,828</b>	<b>\$94,412</b>	<b>\$92,729</b>





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## SITE PLAN & DETAILS

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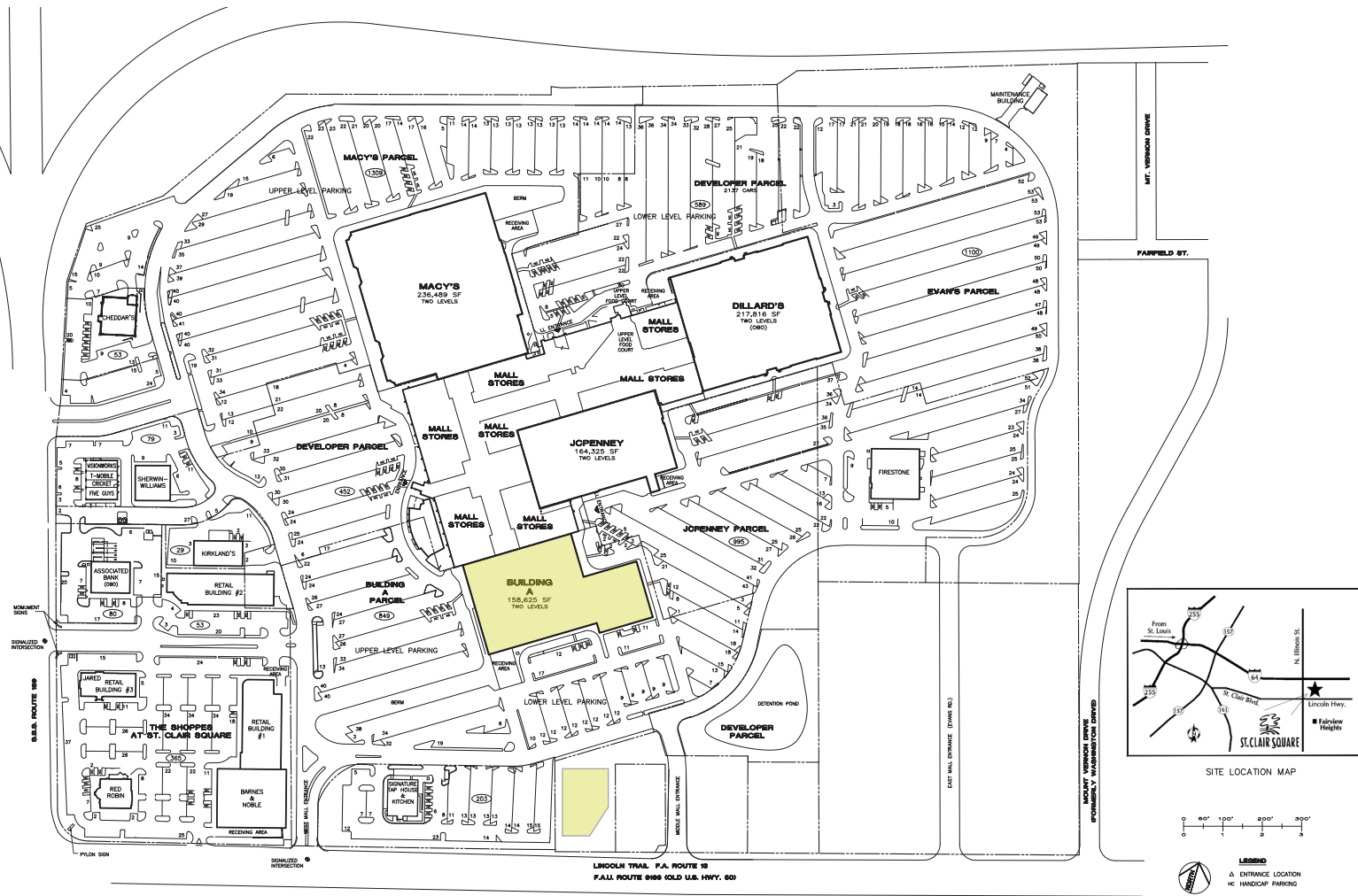
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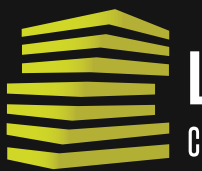
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ST CLAIR SQUARE

- FORMER SEARS BOX AT ST. CLAIR SQUARE IN FAIRVIEW HEIGHTS, IL
- SUPER REGIONAL MALL
- 158,625 SF AVAILABLE
- UPPER LEVEL 79,312 SF, LOWER LEVEL 79,313 SF
- FORMER AUTOMOTIVE BUILDING ALSO AVAILABLE +/- 13,500 SF OF PRIME REAL ESTATE ON LINCOLN HWY 50
- LOCATED ALONG IL-159 IN FAIRVIEW HEIGHTS' PRIMARY COMMERCIAL ARTERIES AND LARGEST RETAIL HUB IN SOUTHERN ILLINOIS
- CALL BROKER FOR MORE DETAILS



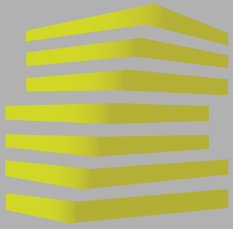
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## MARKET AERIAL

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