

317 LINCOLN HIGHWAY

FORMER SEARS AUTOMOTIVE BUILDING

FAIRVIEW HEIGHTS, IL

AVAILABLE

TRANSFORMCO



LOCATION.
commercial real estate



317 LINCOLN HIGHWAY

NEIGHBORHOOD VIBE

SCOTT BITNEY

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314.276.4673 (MOBILE)

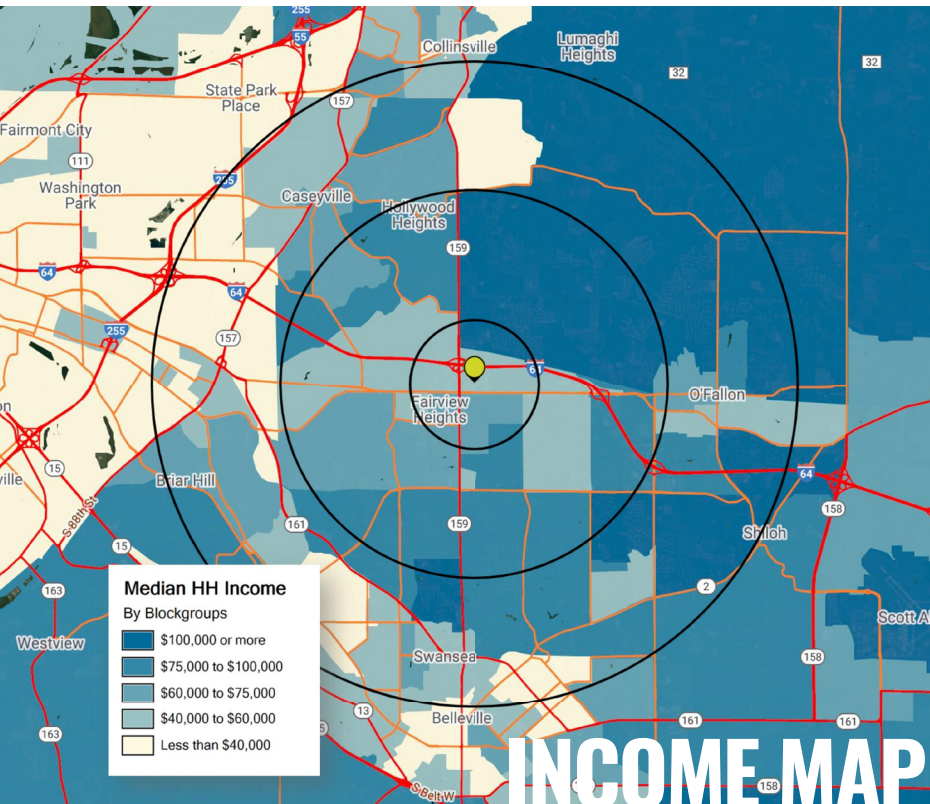
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INCOME MAP

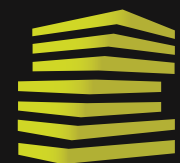
Fairview Heights, Illinois, known as the “Crossroads of Prosperity,” is located in St. Clair County and is the local center for trade and tourism for all of southwestern Illinois. This growing community offers all the advantages of a St. Louis Metro location, yet retains small town hospitality and well-planned 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

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



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SITE PLAN & DETAILS

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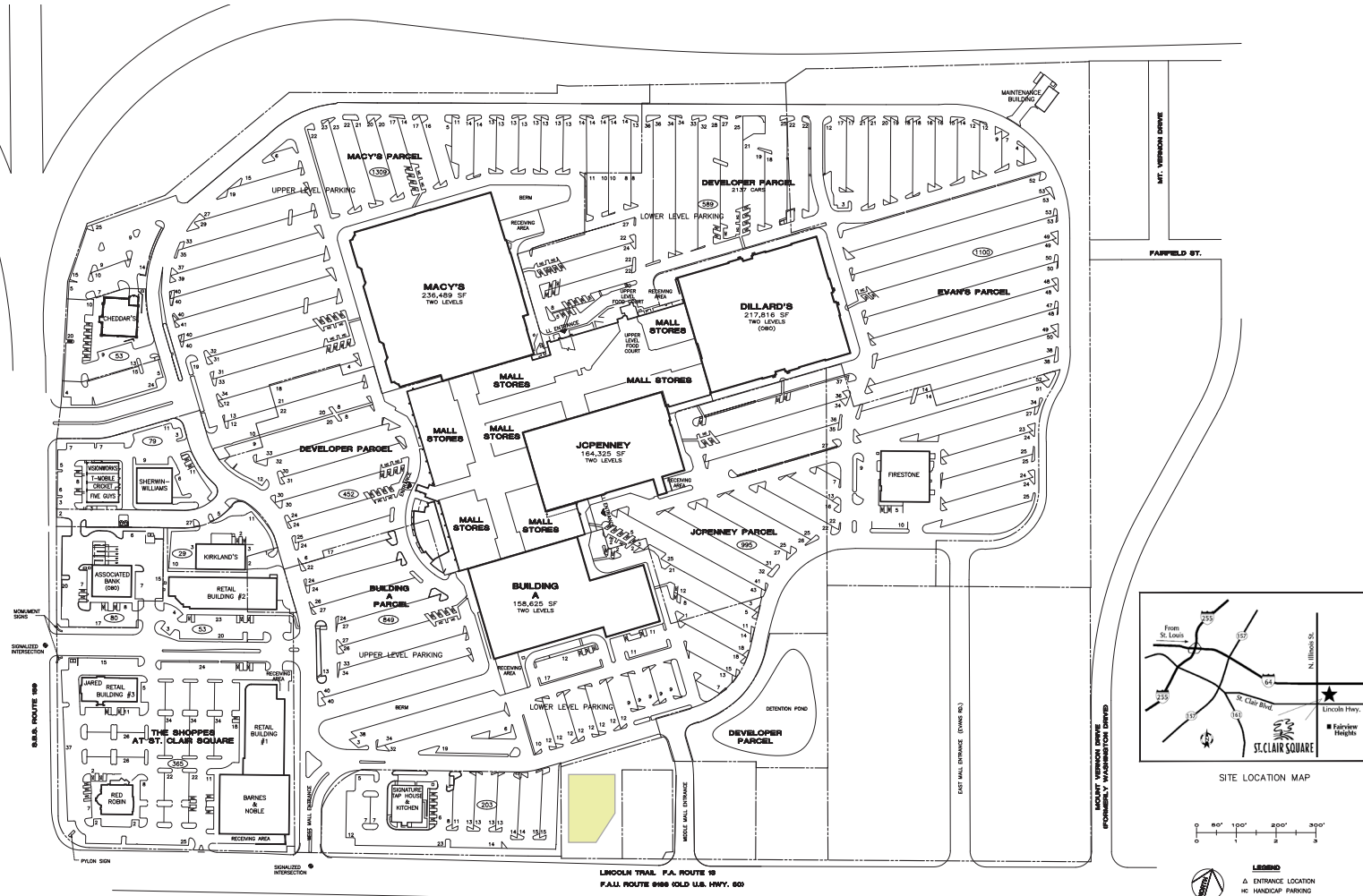
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- **FORMER SEARS AUTOMOTIVE BUILDING AT ST. CLAIR SQUARE IN FAIRVIEW HEIGHTS, IL**
- **SUPER REGIONAL MALL**
- **+/- 13,500 SF OF PRIME REAL ESTATE ON LINCOLN HWY 50**
- **BUILDING INCLUDES FRONT RETAIL AREA, OFFICES, PUBLIC AND PRIVATE BATHROOM FACILITIES, TWO GARAGE DOORS WHICH ALLOW VEHICLES TO DRIVE DIRECTLY INTO THE SHOP AREA, AND A LOADING DOCK IN THE REAR OF THE SPACE.**
- **FAIRVIEW HEIGHTS IS THE PRIMARY COMMERCIAL ARTERY AND LARGEST RETAIL HUB IN SOUTHERN ILLINOIS**
- **CALL BROKER FOR MORE DETAILS**

ST CLAIR SQUARE

