

COMMERCE PLAZA

10855 Lincoln Trail | Fairview Heights, IL



AVAILABLE
25,000 SF

CO-TENANTS



BioLife® PLASMA SERVICES

Encore
CONSIGNMENT GALLERY



TRAFFIC COUNTS



Lincoln Trl/Commerce Ln: 18,000 VPD | Lincoln Trl/N. Illinois St: 30,200 VPD

FEATURES



- ♦ Fairview Heights is one of the strongest retail submarkets in the St. Louis MSA.
- ♦ Surrounded by national retailers such as Lowe's (highest sales volume in IL), ALDI, Fresh Thyme Market, Schnucks, Hobby Lobby, HomeGoods, Dick's Sporting Goods, ULTA Beauty, Planet Fitness, TJ Maxx, etc.
- ♦ Located at the signalized intersection of Lincoln Hwy. and Commerce Lane
- ♦ Features pylon signage, excellent street visibility, and convenient access with five ingress/egress points.

AVAILABILITY

Suite #	Sq.Ft.	Previous Use
10865	25,000	JOANN Fabrics

CONTACT

Michael Koch

C: 314.281.1502

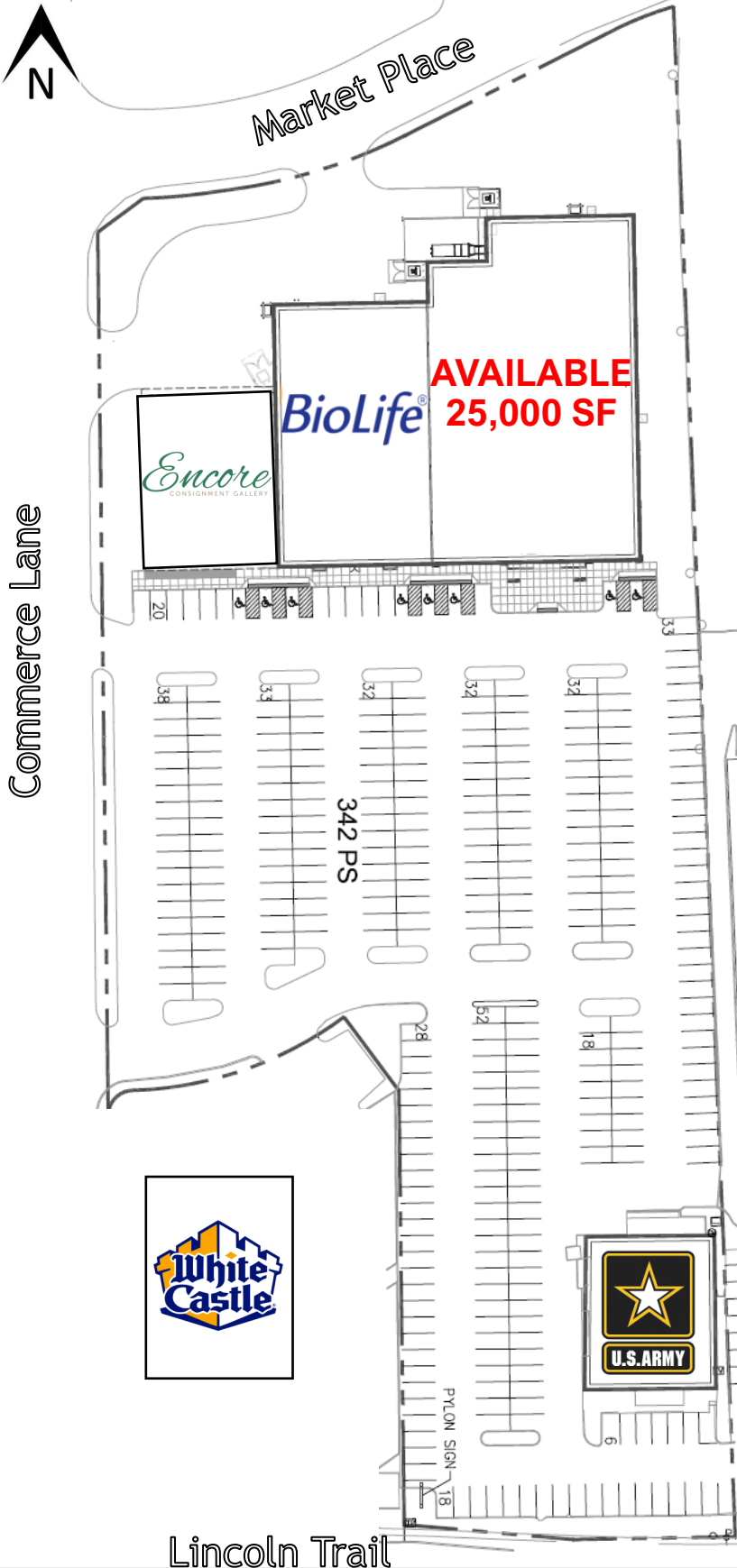
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Lincoln Trail

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TRADE AREA DEMOGRAPHICS

1-Mile	3-Mile	5-Mile
4,529	31,436	115,892
Est. Population	Est. Population	Est. Population
\$71,669	\$91,300	\$82,720
Avg. HH Income	Avg. HH Income	Avg. HH Income
2,269	12,820	467,687
Households	Households	Households

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