



2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

5,361 | 33,686 | 115,294



Daytime Population

7,556 | 25,983 | 75,879



Median Household Income

\$68,468 | \$94,631 | \$83,321



RETAIL FOR LEASE

Crossroads Centre

10850 Lincoln Trail | Fairview Heights, Illinois 62208

1,250 - 36,146 SF | Lease Rate: Call for Details

Triple Nets: \$3.24/SF (2024 actual)

PROPERTY DETAILS

Grocery-anchored community center

Join Ruler Foods, T.J. Maxx, and Sky Zone

Signalized access along the major retail corridor in Fairview Heights

Situated in a regional trade area

Lincoln Trail - 12,500 VPD | North Illinois Street - 28,500 VPD

Ashley Krekovich

314.785.7613

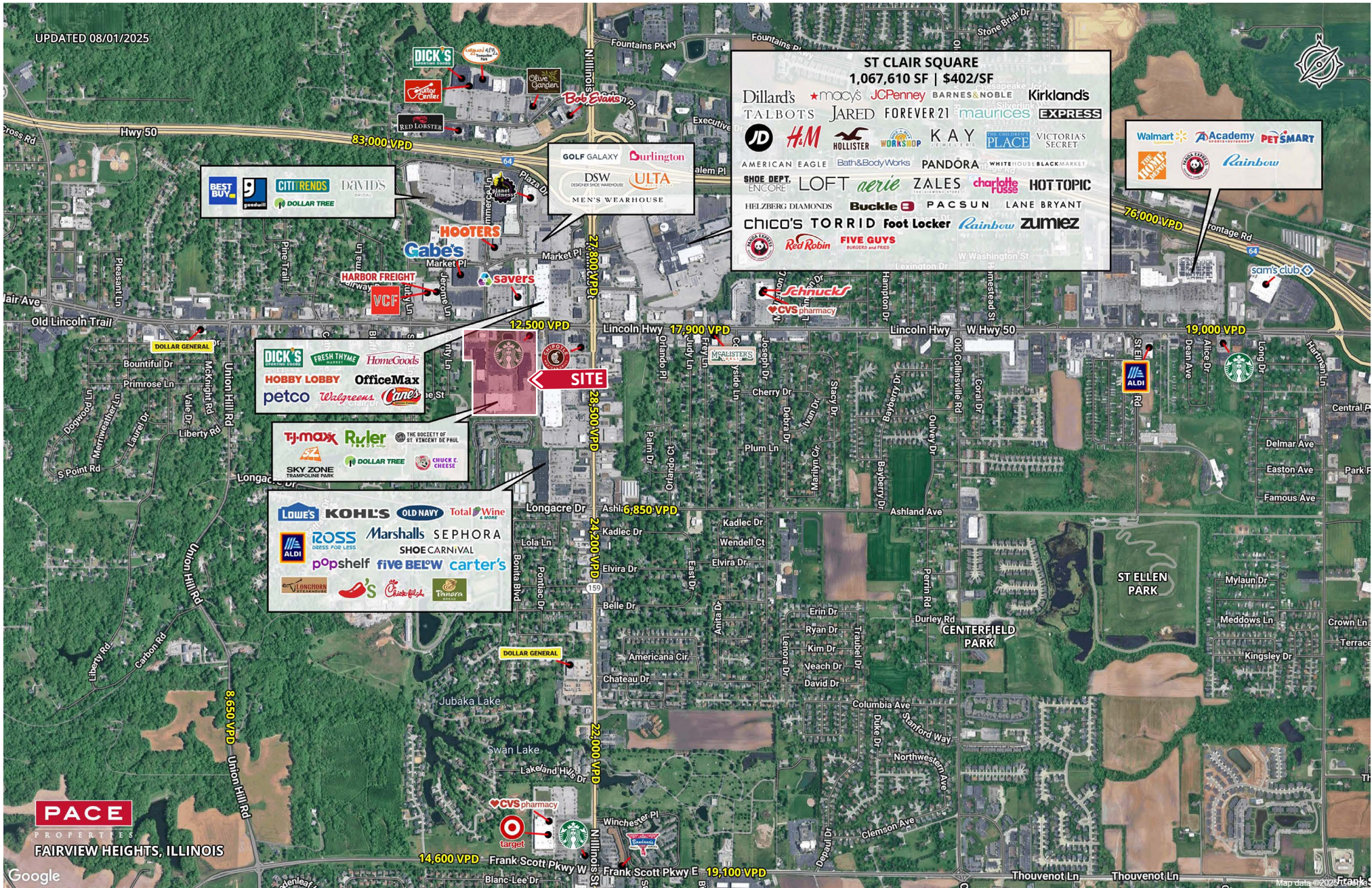
akrekovich@paceproperties.com

[PACEPROPERTIES.COM](https://www.paceproperties.com) | 314.968.9898

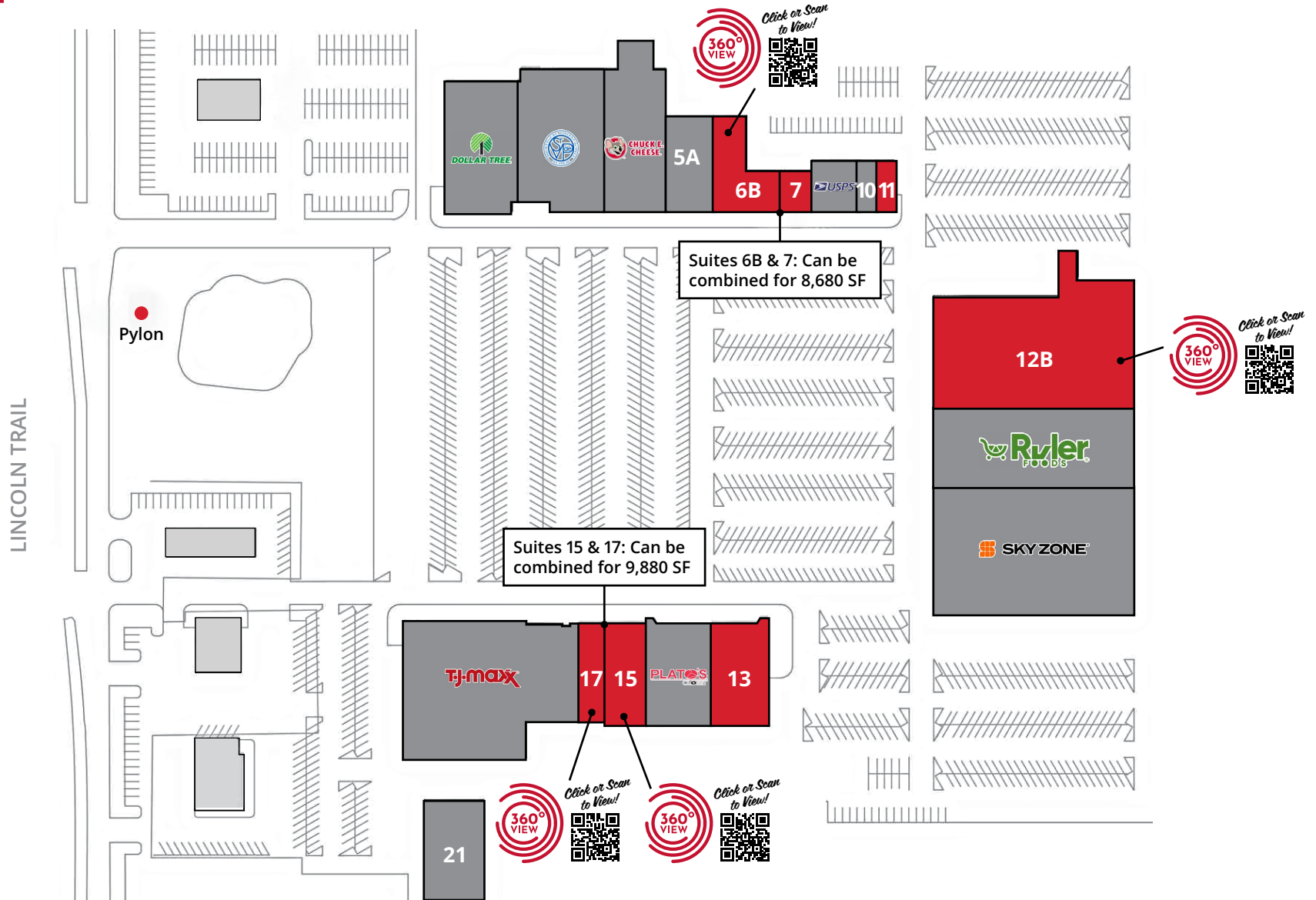
1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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Trade Area Aerial



Site Plan



Space	Status	SF	Space	Status	SF	Space	Status	SF
1	Dollar Tree	13,760	8	US Post Office	3,760	13	AVAILABLE	9,550
1A + 2	St. Vincent de Paul	17,284	10	Beautiful Nails	1,250	14	Plato's Closet	10,000
4	Chuck E Cheese's	13,728	11	AVAILABLE (9/1/2025)	1,250	15	AVAILABLE	5,880
5A	American HTV	7,099	12A	Sky Zone	37,470	17	AVAILABLE	4,000
6B	AVAILABLE	6,680	12B	AVAILABLE	36,146	20	TJ Maxx	33,200
7	AVAILABLE	2,000	12C	Ruler Foods (Kroger)	23,084	21	Midwest Clearance Center	8,561

