

# FOR LEASE

101 Frey Ln, Suite A,  
Fairview Heights, IL  
62208

2,200 SF

2,200 SF OFFICE/RETAIL SPACE AVAILABLE

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



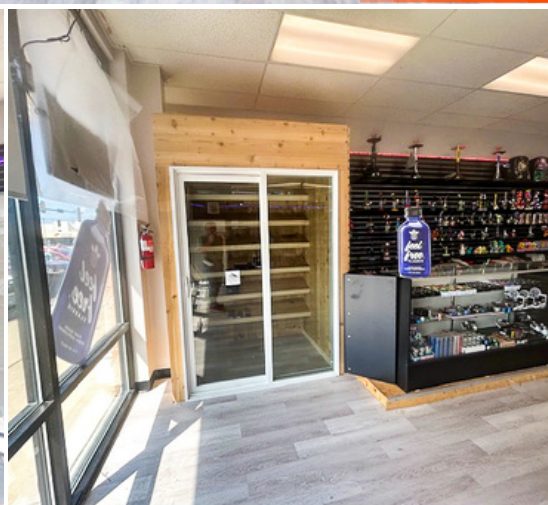
2,200 SF Office/Retail Space

**2,200 SF office/retail space available in a high-traffic area.**

**Current tenants include McCallister's Deli, a cell phone repair shop, and T-Mobile.**

**The location is conveniently situated across from St. Clair Square, Burger King, and numerous other retailers.**

**Most fixtures can remain in place.**



## PROPERTY HIGHLIGHTS



HIGH TRAFFIC  
AREA



I-64



STL AIRPORT  
> 27 MILES



EXIT 12

## AREA MAP

101 Frey Lane, Suite A, Fairview Heights, IL 62207



### LOCATION OVERVIEW

A prime retail space situated on Highway 50 in Fairview Heights, IL. This location is directly across the street from St. Clair Square. The lease rate is highly competitive.

## 101A FREY LANE

**LISTING #** 2577

### LOCATION DETAILS:

Parcel # 12,200  
County: IL - St. Clair  
Zoning: PB - Fairview Heights

### PROPERTY OVERVIEW:

Building SF: 12,200  
Vacant SF: 2,200  
Min Divisible SF: 2,200  
Max Contig SF: 2,200  
Office SF: 2,200  
Retail SF: 2,200  
Signage: Yes  
Parking Spaces: Shared lot  
Parking Surface Type: Asphalt

### STRUCTURAL DATA:

Year Built: 1996  
Renovated: 2021  
Ceilings: 10'  
Construction Type: Brick



### LEASE INFORMATION:

Lease Rate: \$11.00 / SF  
Lease Type: NNN  
CAM: \$3.00

### DEMOGRAPHICS:

Traffic Count: 18,600

### PROPERTY DESCRIPTION:

2,200 SF office/retail space situated in a high-traffic location. Current tenants include McCallister's Deli, Cell Phone repair and T-Mobile. Located across from St. Clair Square, Burger King, and many other retailers. Most fixtures can stay.