

Investment Property For Sale

NAIDESCO

Fieldstone Mall

4001 State Route 159, Smithton, IL 62285



Property Highlights

Offering Memorandum
Access Confidentiality Agreement



Investment Sale
9,450 SF



**Multi-Tenant
Retail Center**



**Excellent Visibility &
Frontage on IL-159**



NEW Sale Price:
\$995,000

For more information, please contact:



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NAIDESCO

8112 Maryland Ave, Suite 300

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Property Features

- **Value Add Opportunity** - Significantly increase value by converting current modified gross leases to NNN leases upon lease expiration
- 100% Occupied
- Priced at \$105.29 Per Square Foot
- Great 1031 Exchange Opportunity
- Located on State Route 159, a major north to south thoroughfare
- Excellent visibility and frontage along State Route 159 with 12,646 VPD



Smithton, Illinois

"Affluent population, commuter-friendly location, & growing residential market"

\$106,012

Median Household Income

64,203

Daytime Population
(10-Mile Radius)

Major Employers

- **Scott Air Force Base** (13,000+ personnel)
- **Amazon**
- **Memorial Hospital**
- **Several St. Louis-based Fortune 500 companies**



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