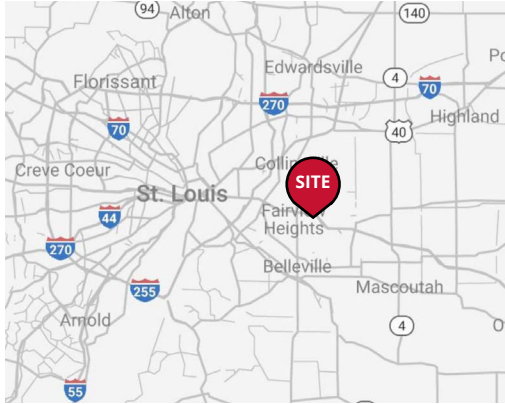




2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

6,847 | 38,049 | 114,128



Daytime Population

7,966 | 28,698 | 73,308



Median Household Income

\$83,729 | \$101,797 | \$87,590



RETAIL FOR LEASE

801 Lincoln Highway | Fairview Heights, Illinois 62208

5,808 SF | Call for Details

PROPERTY DETAILS

Excellent visibility at stoplight of Lincoln Highway & Lexington Dr.

Close proximity to IL Route 159, the primary retail corridor
in Fairview Heights, Illinois

Existing drive-thru lane available for QSR users

Strong retail trade area with Schnucks grocer and St. Clair Square nearby

Lincoln Highway- 17,900 VPD

Ashley Krekovich

314.785.7613

akrekovich@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

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

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

UPDATED 08/01/2025

ST CLAIR SQUARE
1,067,610 SF | \$402/SF

Dillard's macy's JCPenney BARNES & NOBLE Kirkland's
TALBOTS JARED FOREVER 21 maurices EXPRESS
JD H&M HOLLISTER WORKSHOP KAY PLACE VICTORIA'S SECRET
AMERICAN EAGLE Bath & Body Works PANDORA WHITEHOUSE BLACK MARKET
SHOE DEPT. LOFT aerie ZALES charlotte FUSSE HOT TOPIC
HELBERG DIAMONDS Buckle PACSUN LANE BRYANT
CHICO'S TORRID Foot Locker Rainbow ZUMIEZ
Red Robin FIVE GUYS

Walmart Academy PETSMART
Rainbow

83,000 VPD
27,800 VPD
12,500 VPD
17,900 VPD
26,500 VPD
6,850 VPD
24,200 VPD
22,000 VPD
14,600 VPD
19,100 VPD
76,000 VPD
19,000 VPD

PACE PROPERTIES
FAIRVIEW HEIGHTS, ILLINOIS

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