



2,500 S.F. FREE-STANDING BUILDING

SCAN HERE!



EDDIE CHERRY

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**10050 SAINT CLAIR AVENUE
FAIRVIEW HEIGHTS, IL 62208
2,500 S.F. | \$385,000 (\$154/S.F.)**

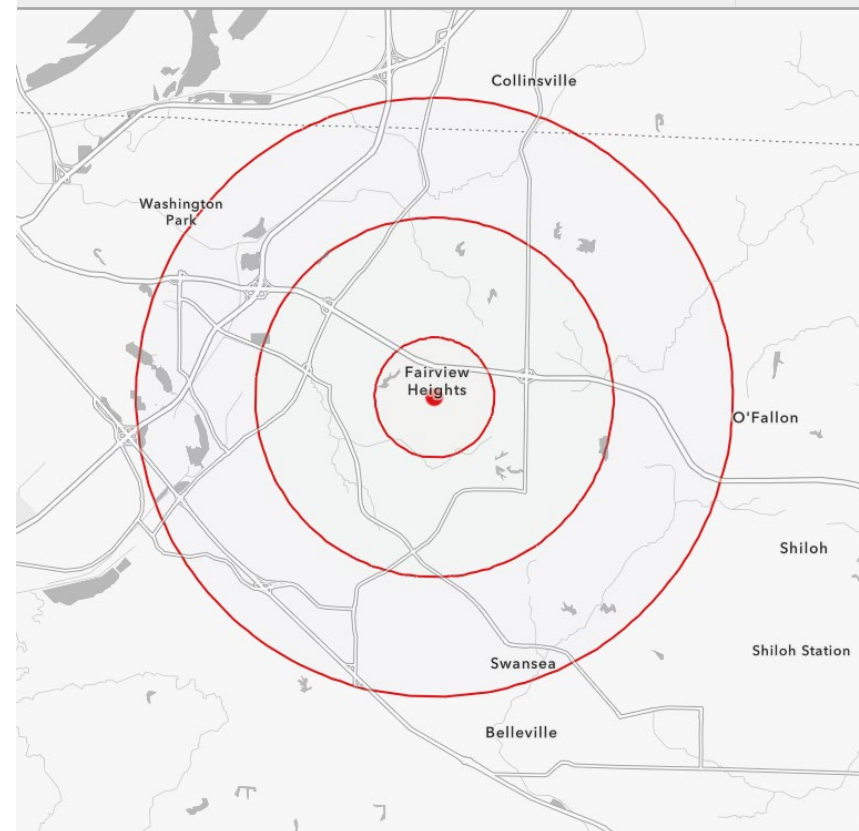
PROPERTY INFORMATION



- **PRIME 2,500SF FREE-STANDING BUILDING**
- **LOCATED AT SIGNALIZED INTERSECTION**
- **0.51-ACRE LOT**
- **LARGE POLE SIGN**
- **FORMER CASEY'S GENERAL STORE**
- **KITCHEN INFRASTRUCTURE**
- **TANKS REMOVED, NFA LETTER RECEIVED 2016**
- **IMMEDIATE PROXIMITY TO CITY HALL AND SERVICES, GRANT MIDDLE SCHOOL, AND LINCOLN RETAIL CORRIDOR**

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		4,471	36,359	97,669
HOUSEHOLDS		1,960	15,707	41,884
AVERAGE HH INCOME		\$91,358	\$97,716	\$98,621



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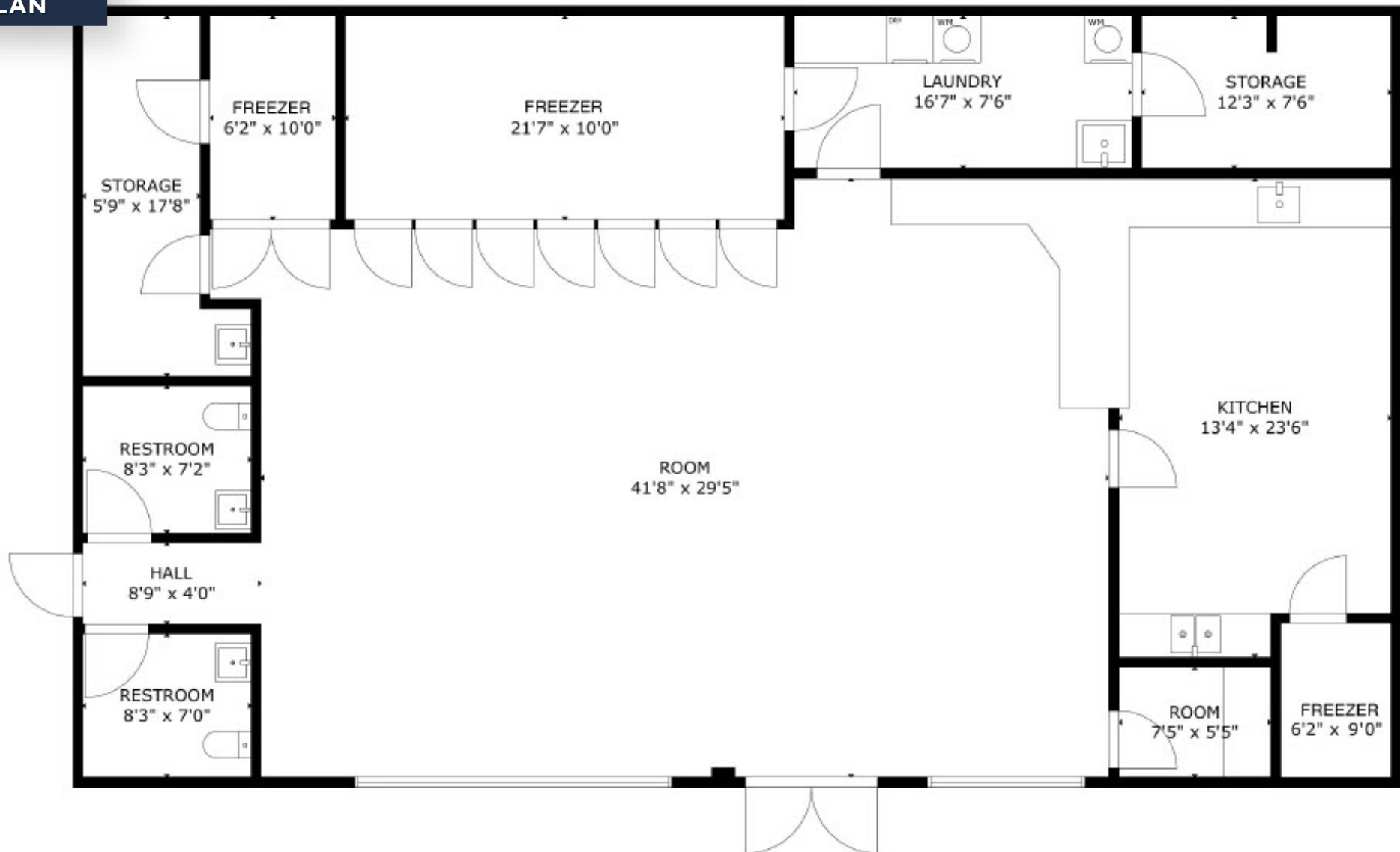


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FLOOR PLAN



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AERIAL



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