

FOR SALE

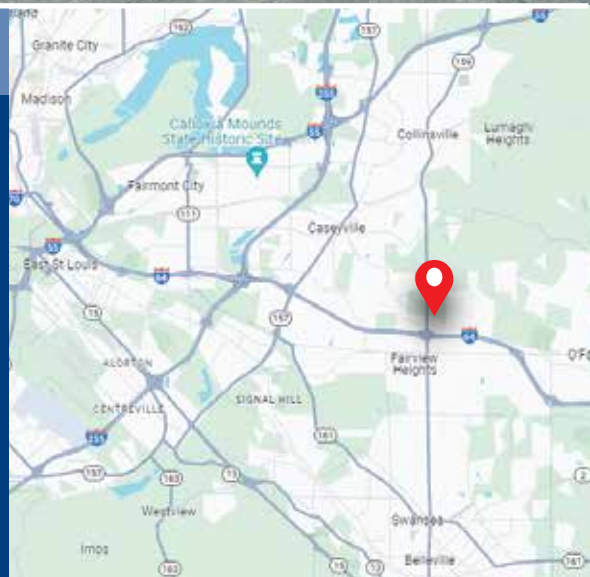
8 COMMERCIAL LOTS
Fairview Heights, IL 62208



PROPERTY HIGHLIGHTS

- 8 Commercial lots ranging from 1.21± AC to 2.71± AC
- Improved lots with access to all utilities and rights of way
- Minutes away from major retail hubs
- Suitable for retail, quick serve and casual dining restaurants, hospitality, and office
- 15 minutes from downtown St. Louis at I-64 and Illinois Hwy. 159
- Neighboring businesses include: Heartland Bank, Woolpert Engineering, Four Points by Sheraton, Shogun Sushi, Edward Jones, EFK Moen Engineering, Distinctive Dermatology, Urology of St. Louis, USL Cancer Center and Parkway Gardens Assisted Living

SALE PRICE: \$5.00 to 12.50 PSF



CONTACT US:

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THE FOUNTAINS AT FAIRVIEW



AERIAL & DEMOGRAPHICS



| DEMOGRAPHICS | Population | Households | Avg. HH Income | Employees |
|----------------|------------|--------------------|----------------|-----------|
| 1 Mile | 3,595 | 1,267 | \$122,362 | 7,088 |
| 3 Miles | 29,395 | 11,903 | \$111,492 | 20,758 |
| 5 Miles | 100,703 | 441,358 | \$100,298 | 46,352 |
| TRAFFIC COUNTS | | | | |
| I-64 | 77,500 VPD | N. Illinois Street | 28,500 VPD | |

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