

# 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:**  
\$1,160,000

For more information, please contact:



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**NAIDESCO**

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(314) 994 - 4800

[naidesco.com](http://naidesco.com)



## Property Features

- **Value Add Opportunity** - Significantly increase value by converting current modified gross leases to NNN leases upon lease expiration
- 92% Occupied
- Priced at \$122.75 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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