

FOR LEASE

10234 Lincoln Trail
Fairview Heights, IL
62208

Suite 10246
1,250 SF

Suite 10240
2,011 SF



RETAIL SUITES AVAILABLE

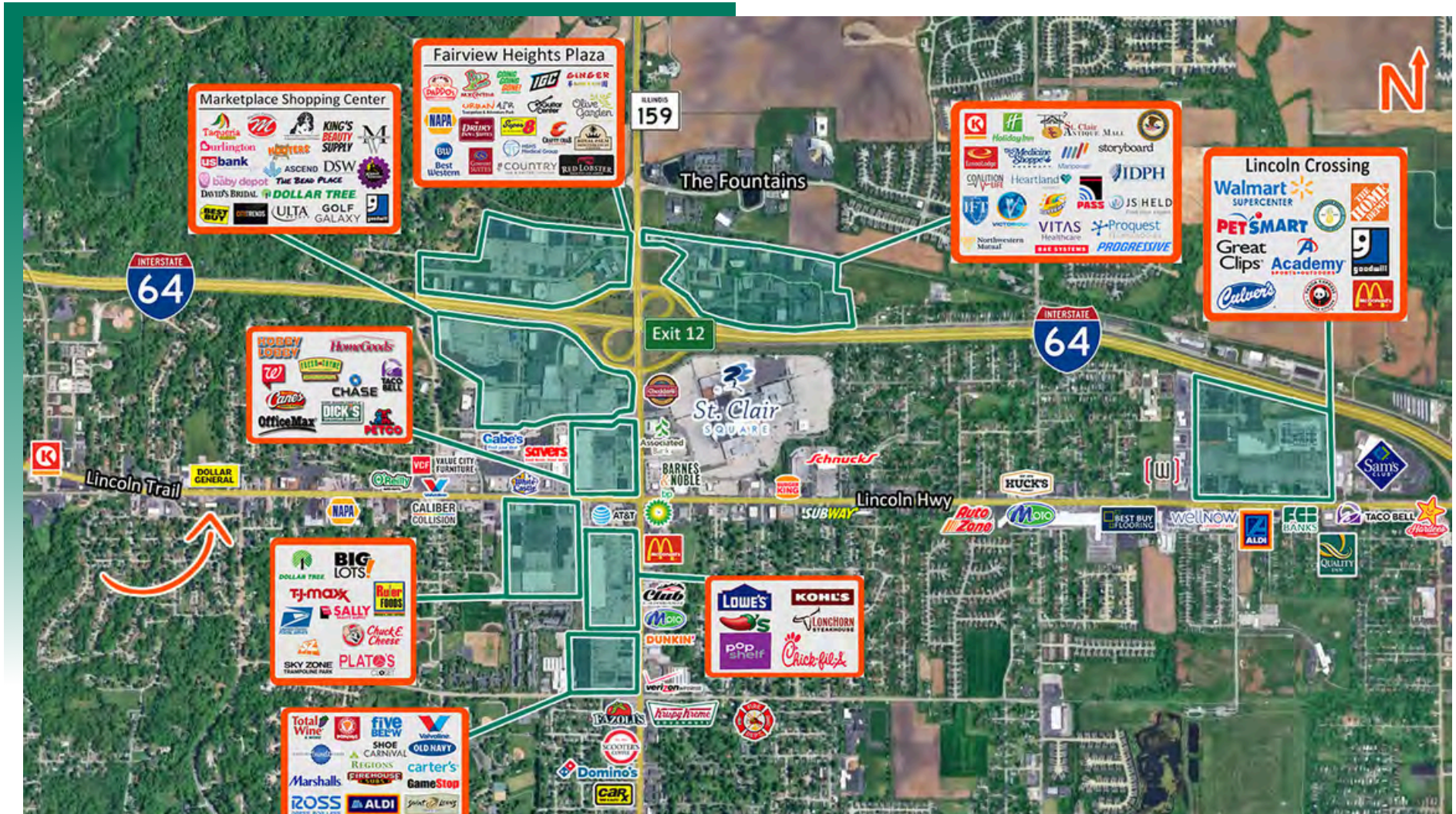
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AREA MAP

10234 Lincoln Trail, Fairview Heights, IL 62208



LOCATION OVERVIEW

10234 Lincoln Trail is positioned along one of Fairview Heights' key commercial corridors, just minutes from IL-159, I-64, St. Clair Square, and the broader Metro East retail trade area. The Lincoln Trail corridor is currently a major focus of the City's revitalization strategy, with Fairview Heights working with East-West Gateway on the Lincoln Trail Great Streets Project to improve safety, accessibility, aesthetics, and long-term development potential from Commerce Lane to Bunkum Road.

FLOOR PLAN

10234 Lincoln Trail, Fairview Heights, IL 62208

Suite 10246 1,250 SF <i>AVAILABLE</i>	Suite 10244 1,250 SF <i>Sistar</i> BEAUTY BAR	Suite 10242 886 SF <i>AVAILABLE</i>	Suite 10240 1,125 SF <i>AVAILABLE</i>	Suite 10238 1,125 SF <i>Priced Less Thrift & More</i>	Suite 10236 1,125 SF 
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Parking Lot

*Not to scale

PROPERTY PHOTOS & INFORMATION - SUITE 10240 & 10242

10234 Lincoln Trail, Fairview Heights, IL 62208

SUITE 10240



SUITE 10240



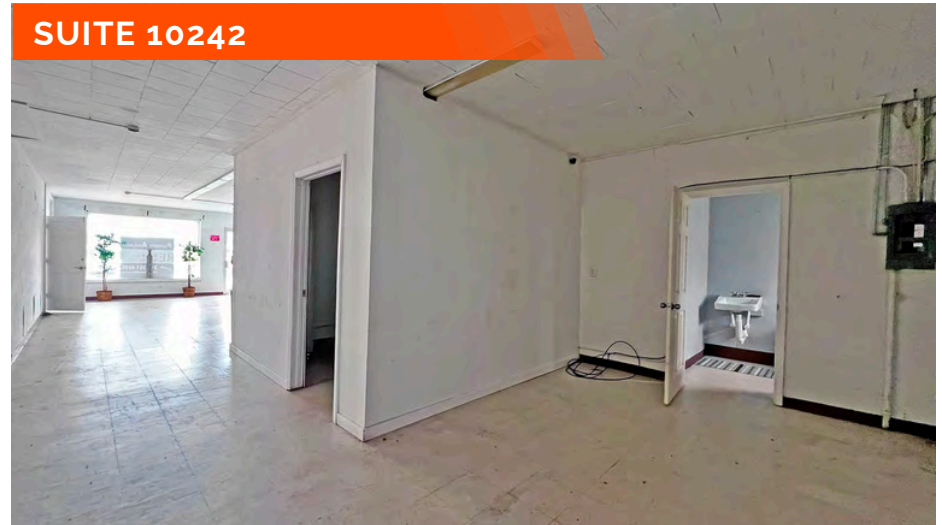
Suite 10240 is 2,011 SF and can be demised down to 886 SF.

Open floorplan with a private office and 2 restrooms.

SUITE 10242



SUITE 10242



PROPERTY PHOTOS & INFORMATION - SUITE 10246

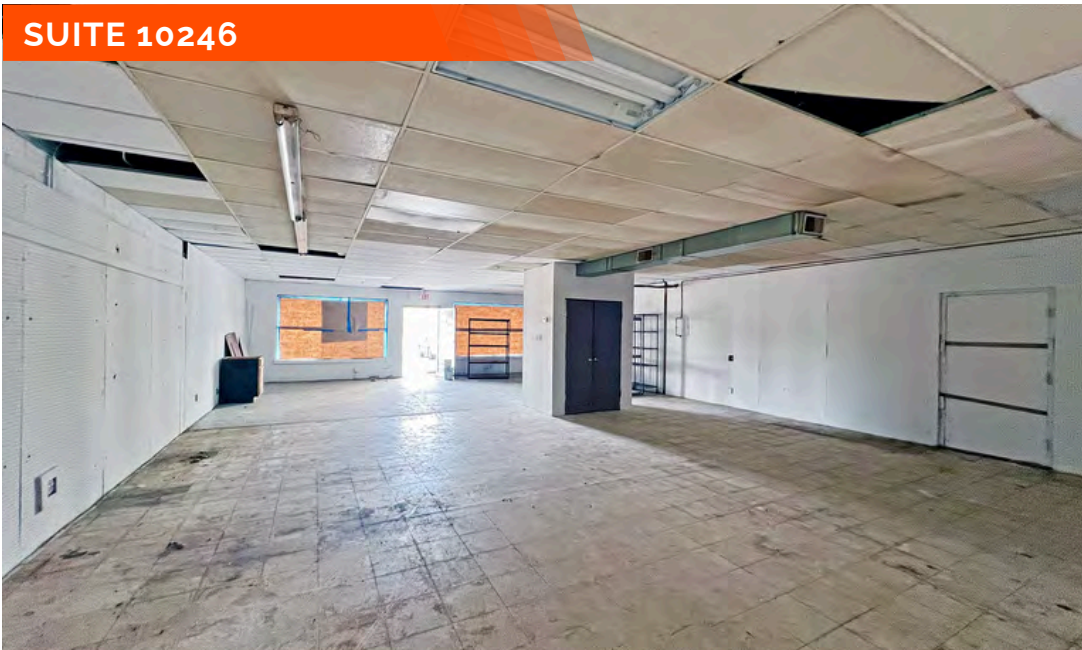
10234 Lincoln Trail, Fairview Heights, IL 62208

SUITE 10246



End cap suite (Suite 10246) is 1,250 SF and is mostly open with private restroom in rear.

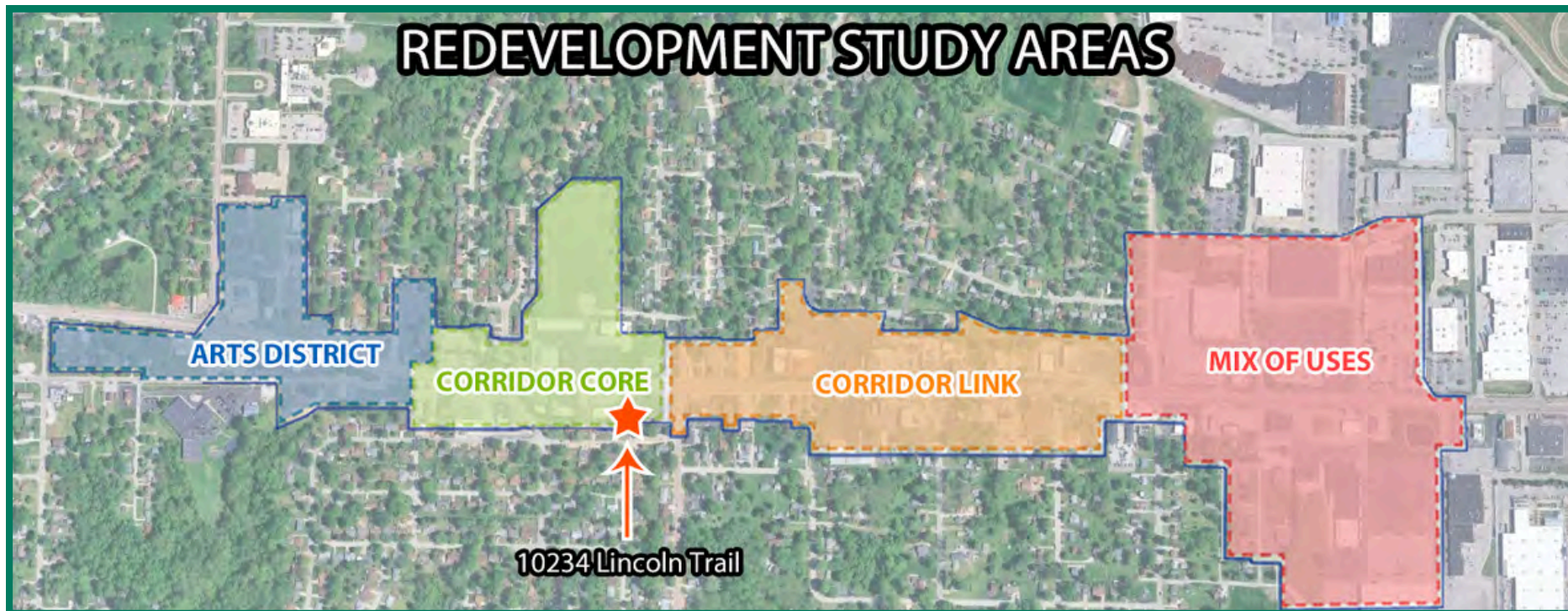
SUITE 10246



Multiple access points to water along South wall.

LINCOLN TRAIL GREAT STREETS PROJECT

10234 Lincoln Trail, Fairview Heights, IL 62208



Revisions

- Improved walkability and connectivity throughout the subarea
- Replaced the amphitheater with programmed stormwater detention space
- Added flexibility for a mix of commercial and apartment uses

By the Numbers

- 20,000–25,000 SF of commercial space
- 68 townhomes
- 40–50 apartment units



For More Information on the Great Streets Project: [Click Here](#)

OFFICE/RETAIL SUMMARY

10234 LINCOLN TRAIL

LISTING # 3236

LOCATION DETAILS:

Parcel # 03-29.0-401-026
County: IL - St. Clair
Zoning: B-4

PROPERTY OVERVIEW:

Building SF: 7,125
Vacant SF: 3,261
Usable Sqft: 3,261
Min Divisible SF: 886
Max Contig SF: 2,011
Office SF: 3,261
Retail SF: 3,261
Signage: Building, Marquee
Lot Size: 0.48 Acres
Frontage: 160
Depth: 130
Parking Spaces: 23
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1959
Renovated: 2000
Ceilings: 8'-9'
Construction Type: Brick, Exterior - Block, Masonry



LEASE INFORMATION:

Lease Rate: \$10.00/SF
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$10,155.58
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 14,500

PROPERTY DESCRIPTION:

Under New Ownership! This retail center features 2 office/retail suites available for lease at \$10/SF Modified Gross - landlord pays water/sewer/trash. End cap suite (Suite 10246) is 1,250 SF and is mostly open with private restroom in rear. Multiple access points to water along South wall. Suite 10240 is 2,011 SF and can be demised down to 886 SF. Open floorplan with a private office and 2 restrooms.