

FOR LEASE

317 Lincoln Hwy
Fairview Heights, IL
62208



13,049 SF HIGH UTILITY RETAIL/WAREHOUSE SPACE

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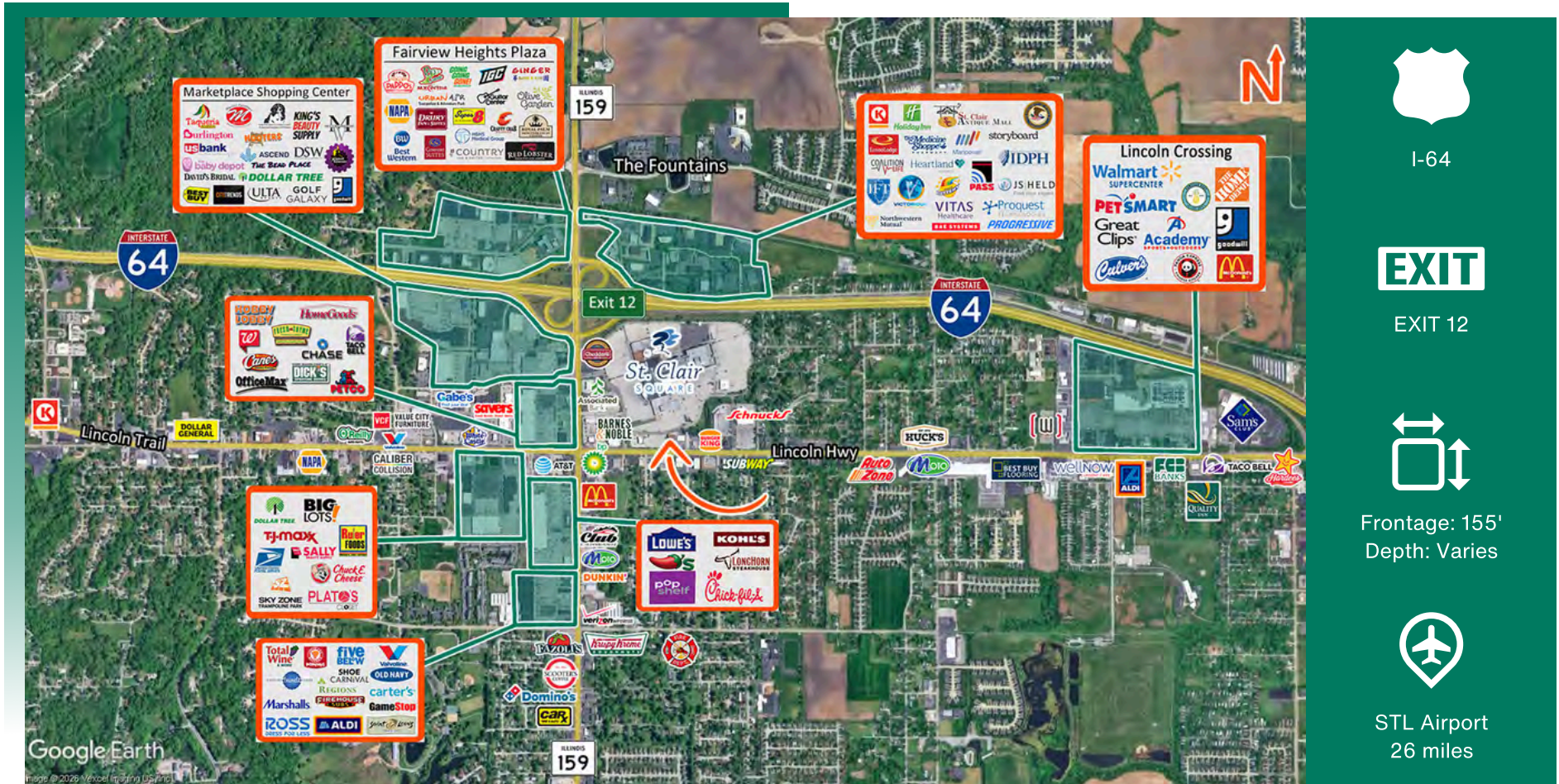
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

317 Lincoln Hwy, Fairview Heights, IL 62208

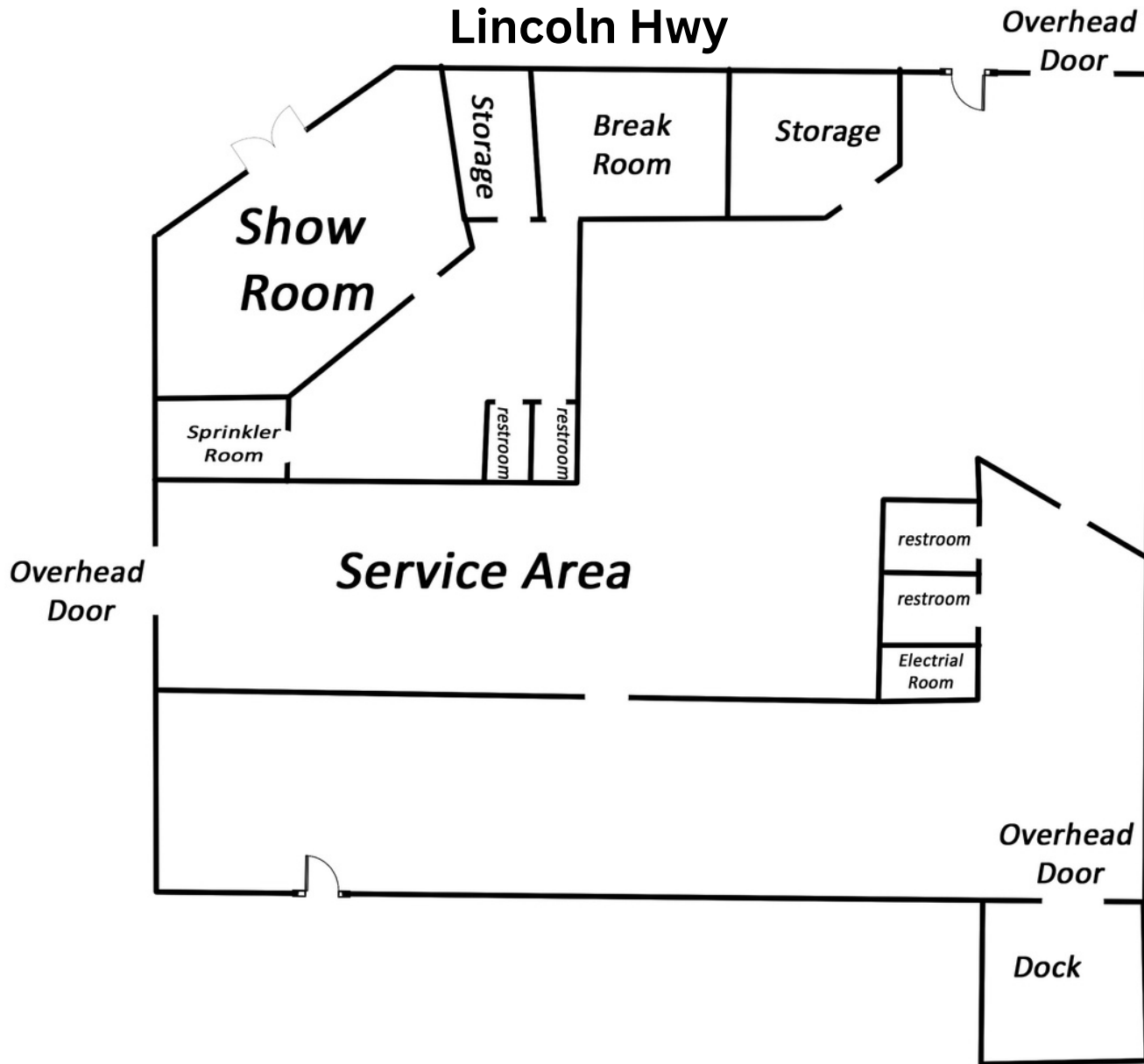


LOCATION OVERVIEW

Located in a solid retail trade area. Excellent Interstate access and frontage on Lincoln Highway averaging a daily traffic count of 18,600 CPD. Connectivity: 2 minutes to I-64; 15 minutes to Downtown St. Louis. Most buildings limit your growth. 317 Lincoln Hwy was built to power it. From the 4,500 SF sun-drenched showroom to the 9,000 SF high-capacity service core, this is where your brand stops being a name on a sign and starts being a regional destination. 317 Lincoln Hwy isn't just a building; it's a High-Utility Retail Engine. We've combined the visibility of a Tier-1 mall out-lot with the industrial power of a distribution center. Whether you are launching an EV flagship, a regional recreation destination, or a showroom with on-site fulfillment, this site offers the volume and power that standard retail boxes simply can't match.

FLOOR PLAN

317 Lincoln Hwy, Fairview Heights, IL 62208



*Not to scale



SIGNAGE



REAR DOCK DOOR



REAR DOCK DOOR

This 13,049 SF high-utility retail space sits along Lincoln Highway, adjacent to St. Clair Square, with strong visibility from 18,600 VPD and easy access to I-64 (75,000+ VPD). Featuring 20' clear heights, 3-phase power, and heavy-duty loading, the property combines prime retail exposure with true operational capability.



DRIVE-IN DOOR



DRIVE-IN DOOR



DRIVE-IN DOOR

WAREHOUSE HIGHLIGHTS



3 Phase Power



225-400 AMP
120-208 Volts



(2) 12' Grade Doors



(1) 8' Dock Door



Floor Drains



Airlines



20' Clear Height



SHOWROOM



SHOWROOM



BREAK ROOM

- Combines showroom + warehouse in one space
- Industrial-grade setup (floor drains, compressed air, 225-400 amp service)
- ~\$200K+ savings on retrofit costs
- Includes dock, overhead doors, showroom, break room, sprinkler system
- Seamless retail + logistics integration
- Prime Fairview Heights location near St. Clair Square (1.1M SF trade area)
- High visibility with out-lot flexibility
- Strong demographics: \$90,577 avg HH income, 415K+ daytime population

LEASE RATE: \$9.25/SF, Modified Gross

SHOWROOM HIGHLIGHTS



Wet Pipe
Sprinkler System



1
Office



Metal Halide
Lighting



(2) Mens & (2) Womens
Restrooms



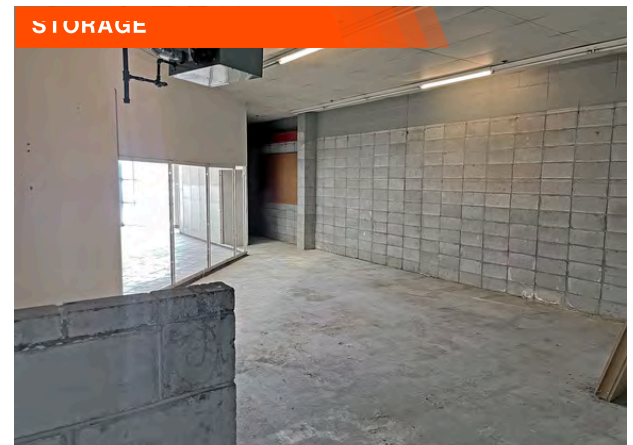
BreakRoom



14 Parking
Spaces

PROPERTY PHOTOS

317 Lincoln Hwy, Fairview Heights, IL 62208



OFFICE/RETAIL SUMMARY

317 LINCOLN HWY

LISTING # 2829

LOCATION DETAILS:

Parcel # 03-27.0-100-071
County: IL - St. Clair
Zoning: PB



PROPERTY OVERVIEW:

Building SF: 13,049
Vacant SF: 13,049
Usable Sqft: 13,049
Min Divisible SF: 13,049
Max Contig SF: 13,049
Office SF: 500
Retail SF: 3,548
Signage: Building,Pylon
Lot Size: 1.07 Acres
Frontage: 155
Depth: Varies
Parking Spaces: 14

STRUCTURAL DATA:

Year Built: 1988
Ceilings: 10' - 22'
Construction Type: Exterior - Block, Stucco

LEASE INFORMATION:

Lease Rate: \$9.25/SF
Lease Type: Modified Gross

FINANCIAL INFORMATION:

Taxes: \$19,193.00
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 18,600

PROPERTY DESCRIPTION:

This 13,049 SF high-utility retail space sits along Lincoln Highway, adjacent to St. Clair Square, with strong visibility from 18,600 VPD and easy access to I-64 (75,000+ VPD). Featuring 20' clear heights, 3-phase power, and heavy-duty loading, the property combines prime retail exposure with true operational capability. Unlike typical sites that force a choice between showroom and warehouse, this space delivers both. Built with industrial-grade infrastructure—including floor drains, compressed air, and 225–400 amp service (120–208 volts)—it can save an estimated \$200K+ in day-one retrofit costs. The property also features an 8' dock, two 12' overhead doors, a showroom retail area, break room, and a wet pipe sprinkler system, allowing seamless integration of front-end retail and back-end logistics. Positioned at the “front door” of Fairview Heights, the site benefits from the draw of the 1.1M SF St. Clair Square trade area—offering the traffic of a major mall tenant with the freedom of an independent out-lot. Within a three-mile radius, the area boasts an average household income of \$90,577 and a regional daytime population exceeding 415,000.