

# SINGLE or MULTI-TENANT OFFICE/RETAIL/EDUCATION BUILDING

100-110 Commerce Lane, Fairview Heights, IL  
Available For Sale or Lease

Approx. 69,641 SF  
7.06 AC Lot



**WP** WITTENAUER  
P R O P E R T I E S

**Sale Price: \$4,965,000 (\$71.29/SF)**  
**Lease Rate: \$7.50-\$9.25/SF, NNN**

The information contained herein has been given to us by the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

65,000 VPD



INTERSTATE SIGNAGE



PLAZA DRIVE



COMMERCE LANE

PYLON SIGNAGE



Approx. 7.06 AC Lot With Great Interstate Visibility

MARKETPLACE SHOPPING CENTER

**Burlington**

- BEST BUY
- SHOE CARNIVAL
- DOLLAR TREE
- GOLF GALAXY



65,000 VPD

COMMERCE LN



ST. CLAIR SQUARE

- Dillard's
- sears
- Cheddar's
- macy's
- JCPenney
- FIVE GUYS
- BARNES & NOBLE
- Talbots
- KIRKLAND'S
- Red Robin

FAIRVIEW CITY CENTRE

- HomeGoods
- FRESH+THYME
- TACO BELL
- PETCO
- DICK'S
- Walgreens
- OfficeMax
- Ruby Tuesday
- HOBBY LIBRY

LINCOLN HIGHWAY

22,000 VPD

ILLINOIS ROUTE 159

36,000 VPD

CROSSROADS CENTRE

- TJ-maxx
- BIG LOTS
- Ryler
- SKY ZONE

LINCOLN PLACE

- LOWE'S
- KOHL'S
- LONGHORN STEAKHOUSE
- Pier 1 imports
- chili's
- Chick-fil-ee

LINCOLN PLACE

- OLD NAVY
- ROSS DRESS FOR LESS
- FIVE BELOW
- Marshalls
- Panera
- GameStop
- Papa John's
- Pizza Hut
- REGIONS

ASHLAND AVENUE

# FAIRVIEW HEIGHTS, ILLINOIS



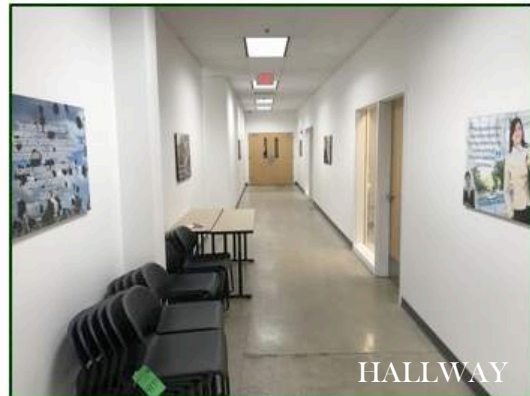
MAIN LOBBY



CLASSROOM



CLASSROOM



HALLWAY



SALON SCHOOL LOBBY



WELDING LAB



VET LAB



SALON TRAINING ROOM



DENTAL LAB



CLASSROOM



VETERINARY SCHOOL LOBBY



HVAC TRAINING ROOM



VET LAB SPACE



MEDICAL PREP ROOM

## PROPERTY OVERVIEW

- 69,641 Total SF Available - Office/Retail Building
  - Approx. 47,641 SF Office/Training Facility (Former Vatterott College) - \$9.25/SF, NNN
  - Approx. 22,000 SF Retail/Showroom Space (Former Furniture Store) - \$7.50/SF, NNN
- Located in Fairview Heights, close to St Clair Square and other retailers such as Lowe's, Hobby Lobby, Fresh Thyme, Burlington, Best Buy, Weekends Only, and many others
- TIF Eligible - Located in an established TIF District (Contact broker for details)
- 284 Parking Spaces (4.08/1,000 SF) - Opportunity to Add Additional Parking
- Major road improvements underway on Market Place and Commerce Lane
- Convenient I-64 access near Hwy 159 & Lincoln Trail
- In the center of the largest retail trade area in St Louis Metro East
- Interstate Pylon, Commerce Lane Pylon, and Building Signage Available
- Approx. 18' clearance in front of the building, Approx. 14' in the rear
- Traffic Counts: 22,000 VPD on Lincoln Hwy, 36,000 VPD on Hwy 159, 65,000 VPD on I-64
- At \$4,965,000 (\$71.29/SF), the building is available for significantly under the current replacement value.
- Significant office/classroom build-out in the former Vatterott Space
- Wide-open floor plan in the 22,000 SF Retail/Showroom Space



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,568	30,965	113,828
Households	2,157	12,703	46,388
Avg. HH Income	\$73,148	\$84,317	\$78,923

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