

FOR LEASE

2,100 SF Retail / Office Building 705 Lincoln Highway (US Highway 50) Fairview Heights, IL 62208



LIGHTED MONUMENT SIGN

- 2,100 SF Retail / Office Building on Beautiful Landscaped Lot
 - 1,650 SF Main Level
 - 450 SF +/- Upper Level
- Immaculate Building Perfect for Multiple Uses
 - Most recent use: Gift Shop
- Counter, Lighted Shelving, & Misc. Furniture for Sale
- Excellent Visibility Fronting Lincoln Highway
- 19,600 Vehicles Per Day
- Lighted Monument Signage
- Located 1 mile +/- From:
 - St. Clair Square (Mall), Major Retailers, Schnucks Grocery Store, Restaurants
 - I-64 Interchange (Exit 12)
 - IL Rte 159 & US HWY 50 (Lincoln HWY) Intersection
 - Lease Rate: ~~\$3,000~~ Greatly Reduced: \$2,500 per Month (Modified Gross)**

EXPERIENCE... DEDICATION... RESULTS



For information, contact:

Linda Miller

LINDA@KUNKELCOMMERCIAL.COM

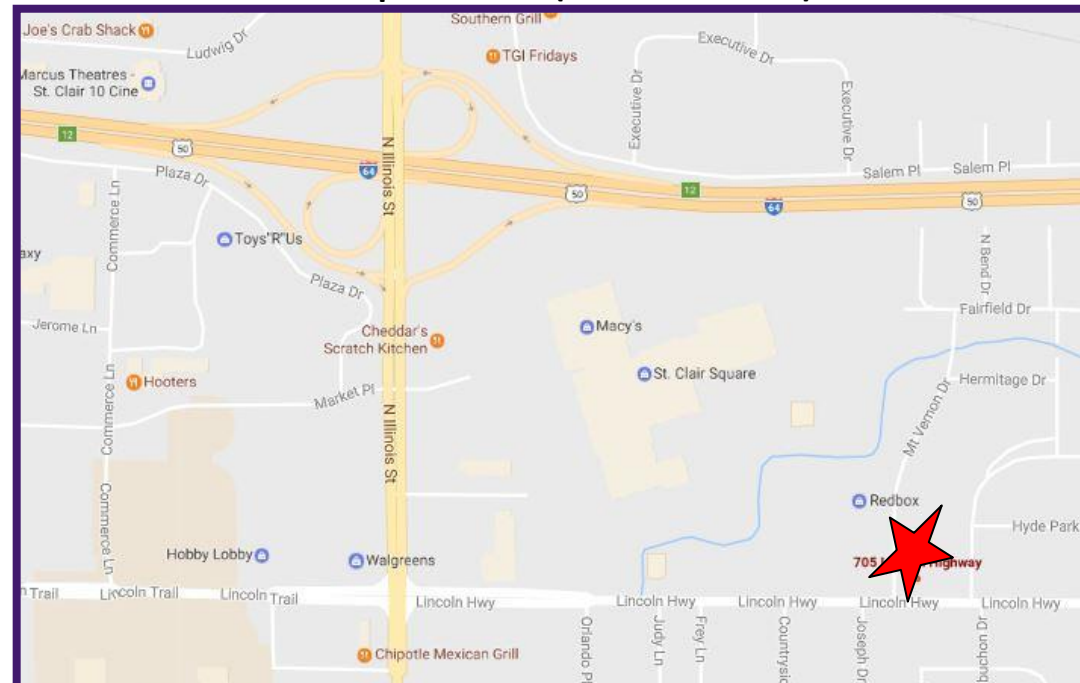
618.444.3888 MOBILE

618.632.5608 FAX

784 WALL STREET, SUITE 100A

O'FALLON, IL 62269

WWW.KUNKELCOMMERCIAL.COM





COMMERCIAL BUILDING INFORMATION

Building Name: Retail / Office 705 Lincoln Highway, Fairview Heights

Address: 705 Lincoln Highway

City: Fairview Heights **State:** IL **Zip:** 62208 **County:** St. Clair

Building Size: 2,100 SF (1,650 SF Main Level + 450 SF +/- Upper)

Useable/Rentable: 2,100 SF **Total Space Available Now:** 2,100 SF

Year Built: 1990 **Last Major Rehab:** 2015 **Number of Floors:** Two

Ceiling Height: _____ **Elevators:** N/A **Sprinklers:** _____

Overhead Doors: N/A

Lot Size: .36 Acres **Frontage:** 105' (Lincoln HWY) **Depth:** _____

Parking Spaces: 23 **Traffic Count:** 19,600 VPD

Zoning: PB (Planned Business) **By:** Fairview Heights

Permanent Parcel #: 03-27.0-213-041

Taxes (Year): _____ **Utilities:** _____

Sale Price: N/A

Lease/Sub-Lease Rate: N/A

Lease Rate Includes: \$2,500 per Month (Modified Gross)

Comments: Beautifully Landscaped Lot with 2,100 SF +/- Renovated Retail / Office Building fronting Major Thoroughfare in City of Fairview Heights. Excellent location for retail (florist, gift shop, etc), professional office, chiropractor, etc. So many possibilities. Turn key for a gift shop with quality display furniture available for sale. 20 Parking Spaces. 1 Mile +/- from St. Clair Square, Major Retailers, Schnucks Grocers, Restaurants, etc. Lease Rate: Reduce: \$2,500 per month.

KUNKEL COMMERCIAL GROUP

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618.632.8200 618.632.5608 fax www.kunkelcommercial.com

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