



**FORMER SEARS AUTO CENTER OUTLOT BUILDING AVAILABLE**

## **FREESTANDING BUILDING**

317 LINCOLN HWY, FAIRVIEW HEIGHTS, IL

**FOR SALE**



**CONTACT: STEVEN BAER** [sbaer@metrocre.com](mailto:sbaer@metrocre.com) 847.412.9898





**PROPERTY HIGHLIGHTS**

- Highly Visible Freestanding Building
- Outlot to St Clair Square Regional Mall (1,084,898 SF)
- Close Proximity to I-64 Interchange
- Strong Retail Trade Area with Low Vacancy

**SITE DETAILS**

BUILDING SIZE.....	13,162 SF
SITE SIZE.....	1.08 AC
PARKING SPACES.....	14
YEAR BUILT.....	1988

**DEMOGRAPHICS**

	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	34,979	115,627	181,477
DAYTIME POPULATION	33,508	80,892	134,552
MEDIAN INCOME	\$79,335	\$70,347	\$65,369
AVERAGE AGE	40.1	39.4	39.0

**TRAFFIC COUNTS**

	COUNT
LINCOLN HWY	20,598 VPD
ROUTE 159 / N ILLINOIS ST	34,140 VPD
OLD COLLINSVILLE RD	13,969 VPD
I-64	90,021 VPD



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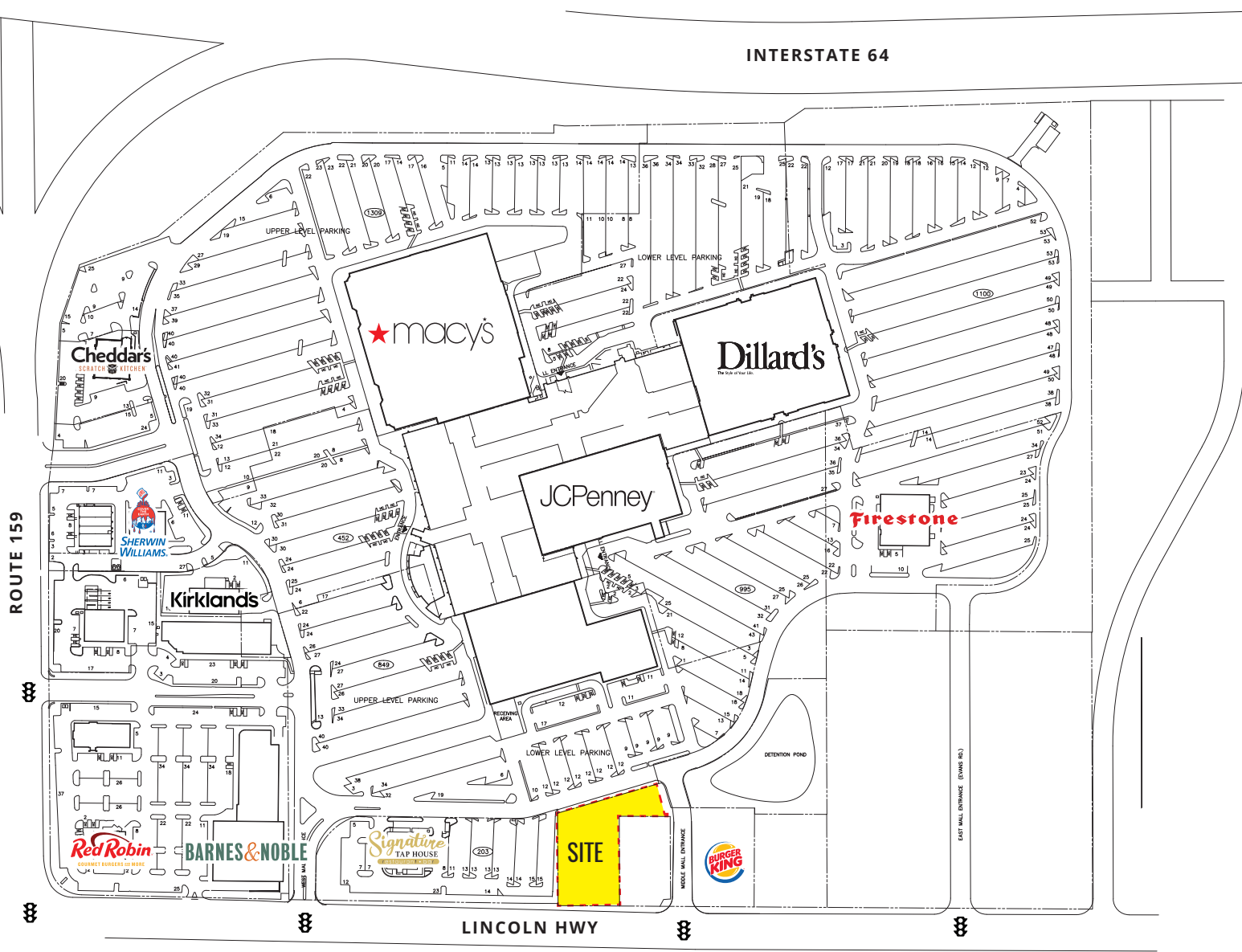
**METRO**  
COMMERCIAL REAL ESTATE



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