

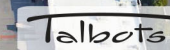
# MIDWAY PLAZA

10900 A-D LINCOLN TRAIL

FAIRVIEW HEIGHTS, IL

159

35,800 (2019)



Lincoln Hwy 15,300 (2018)

**SITE**



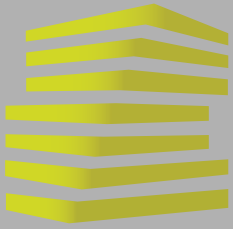
159

30,000 (2019)

18,600 (2018)



**LOCATION.**  
commercial real estate



# MIDWAY PLAZA

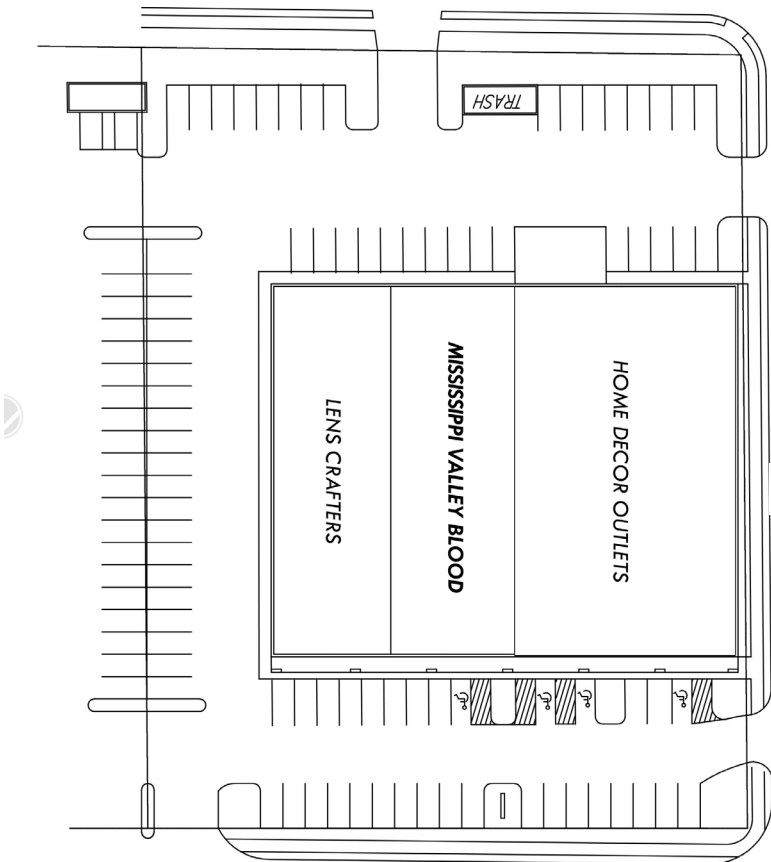
## PLANNED RENOVATION | SITE PLAN

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Lanaghan Drive

### S I T E P L A N

SCALE: 1" = 50'



10900A	Lincoln Trail	Lens Crafters	6,750 SF
10900B	Lincoln Trail	Mississippi Valley Blood	7,000 SF
10900C-D	Lincoln Trail	Home Decor Outlet	13,450 SF
TOTAL			27,200 SF

- 100% LEASED
- PRIME VISIBILITY LOCATED DIRECTLY ACROSS FROM HOBBY LOBBY, DICK'S, FRESH THYME, HOME GOODS, PETCO, AND ULTA
- CENTRALLY LOCATED IN A SUPER-REGIONAL TRADE AREA
- OVER 50,000 CARS PER DAY BETWEEN LINCOLN TRAIL AND HIGHWAY 159

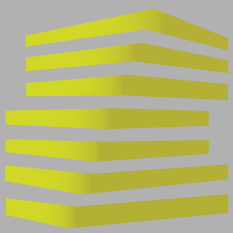


**LOCATION.**  
commercial real estate



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# MIDWAY PLAZA

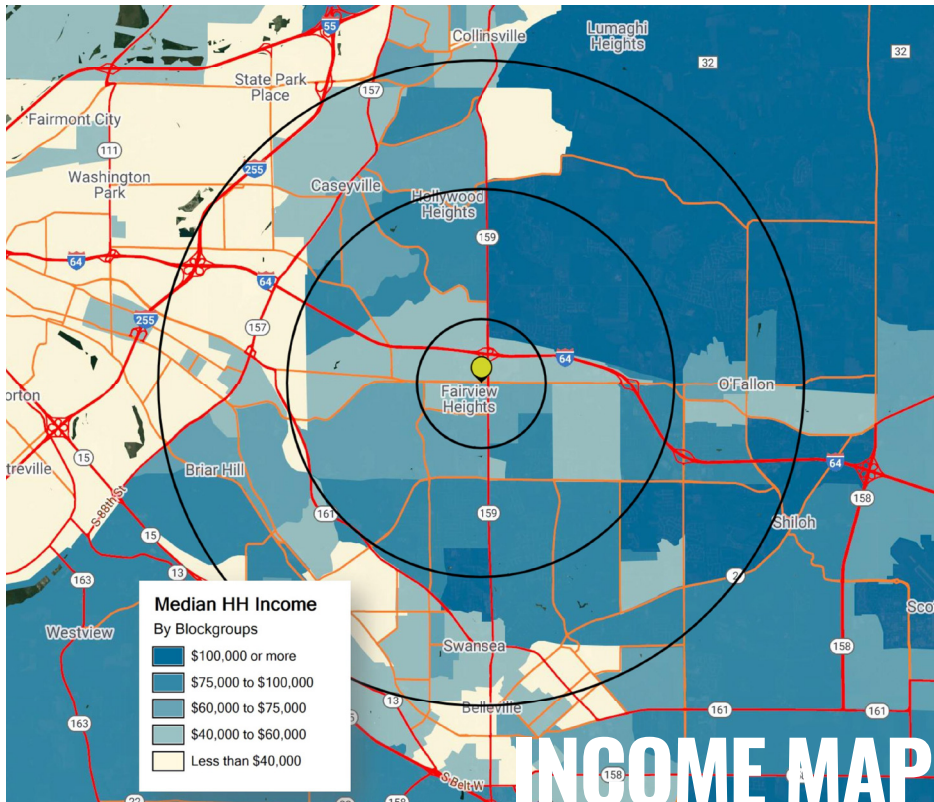
## NEIGHBORHOOD VIBE

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### INCOME MAP

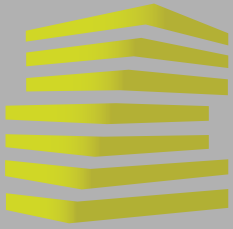
Fairview Heights, Illinois, known as the "Crossroads of Prosperity," is located in St. Clair County and is the local center for trade and tourism for all of southwestern Illinois. This growing community offers all the advantages of a St. Louis Metro location, yet retains small town hospitality and well-planned travel routes. Incorporated in October 1969, the city has dramatically changed from what was once productive farmland into a thriving community with a population of 17,078.

Fairview Heights is a dominant shopping destination for southwestern Illinois and includes numerous shopping centers, primarily concentrated along and around Route 159 between I-64 and Lincoln Trail. Fairview Heights is known as having the best shopping south of Chicago. St. Clair Square Mall is an enclosed shopping mall that opened in 1974 and was most recently renovated in 2003. The mall is anchored by Macy's, JC Penney and Dillard's, and features over one million square feet of GLA. It is the fifth largest mall in the St. Louis Metro area.

Scott Air Force Base, Home of the U.S. Defense Department Transcom Command, is approximately five miles east of Fairview Heights on I-64 and has an area annual economic impact in excess of \$3.2 billion. There is a total of 41,204 active duty/civilian personnel/dependent/retiree personnel in conjunction with the base.

<b>2020 DEMOGRAPHICS</b>	<b>POPULATION</b>	<b>1 MILE</b> 6,005	<b>3 MILES</b> 33,347	<b>5 MILES</b> 117,632
	<b>HOUSEHOLDS</b>	<b>1 MILE</b> 2,850	<b>3 MILES</b> 14,884	<b>5 MILES</b> 52,124
	<b>AVG HH INCOME</b>	<b>1 MILE</b> \$81,752	<b>3 MILES</b> \$84,499	<b>5 MILES</b> \$81,319





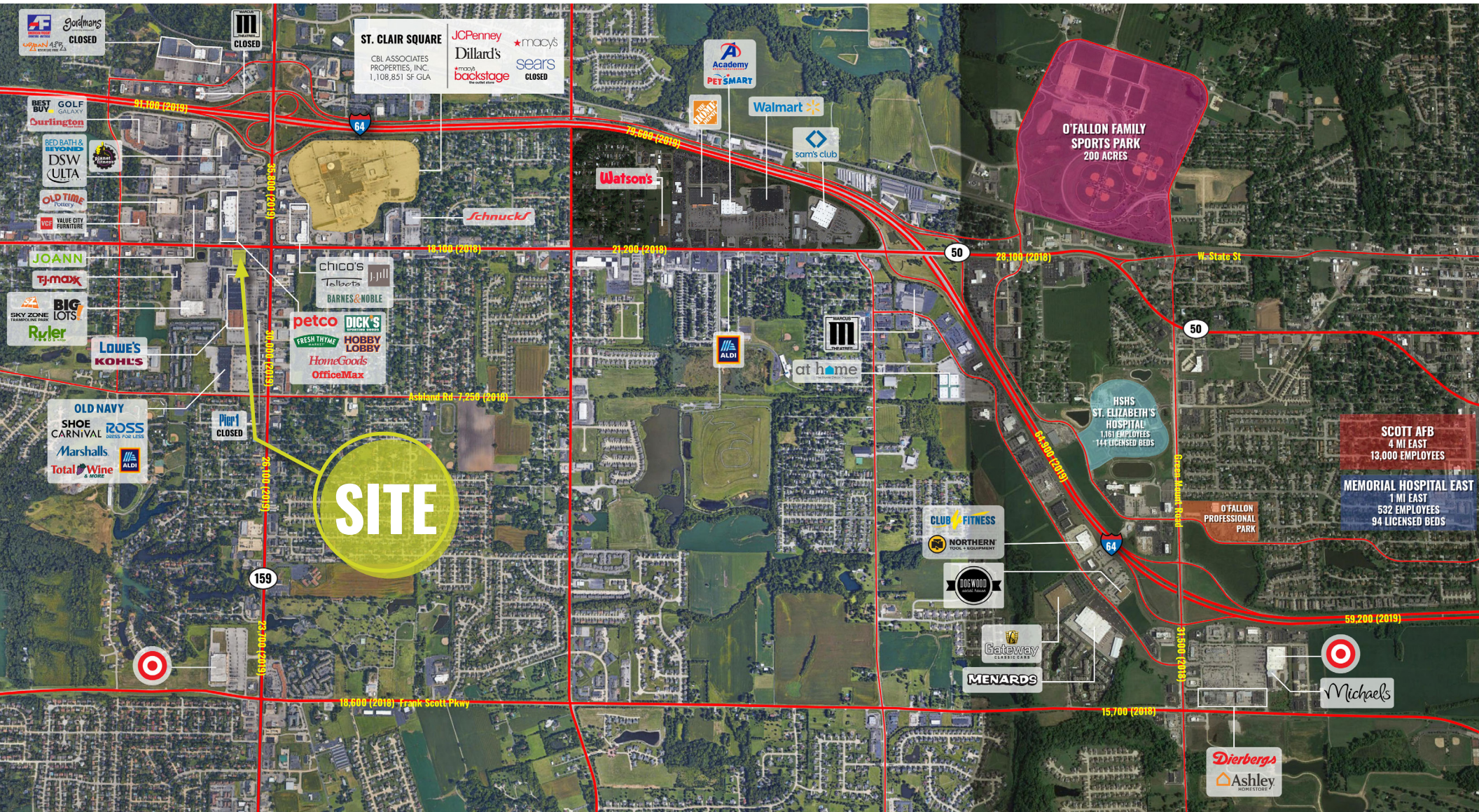
# MIDWAY PLAZA MARKET AERIAL

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**SITE**

**O'FALLON FAMILY SPORTS PARK**  
200 ACRES

**SCOTT AFB**  
4 MI EAST  
13,000 EMPLOYEES

**MEMORIAL HOSPITAL EAST**  
1 MI EAST  
532 EMPLOYEES  
94 LICENSED BEDS