



Drive-Thru Opportunity Available



Prototypes for marketing purposes only



LINCOLN PLACE

10850 LINCOLN TRAIL FAIRVIEW HEIGHTS, IL 62208

THREE RETAIL SPACES AVAILABLE - INCLUDING A 2,000 SF ENDCAP
WITH DRIVE-THRU CAPABILITIES AND A FORMER FIREHOUSE SUBS



LINCOLN PLACE

PROPOSED DRIVE THRU PLAN

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

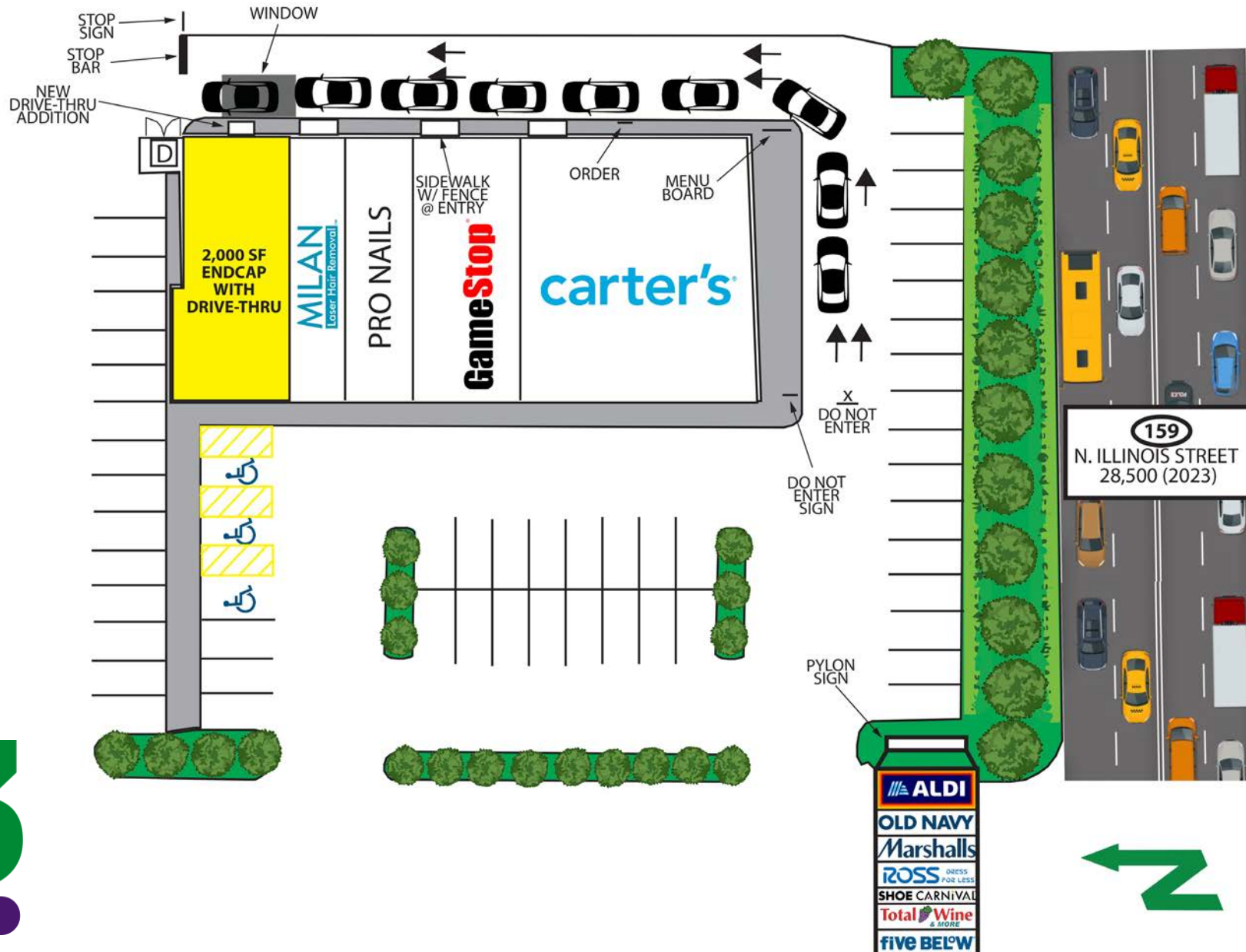
L³ CORPORATION

RICK SPECTOR
DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

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LINCOLN PLACE

SITE PLAN

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SUITE 5 (1,950 SF)
VIRTUAL WALKTHROUGH

CLICK BELOW
360°

SUITE 10 (2,000 SF)
VIRTUAL WALKTHROUGH

CLICK BELOW
360°

SPACE	TENANT	SF
1	Panera	4,500
2	Nothing Bundt Cake	2,115
3	Pizza Hut/Wing Street	1,357
4	H&R Block	1,050
5	AVAILABLE (FORMER FIREHOUSE SUBS)	1,950
6	Carter's	5,000
7	Game Stop	1,250
8	ProNails	1,250
9	MILAN LASER	1,507
10	AVAILABLE	2,000
11	Total Wine & More	20,769
12	Aldi	22,858
13	Five Below	8,768
14	Marshalls	30,000
15	Shoe Carnival	15,344
16	Ross	27,718
17	Old Navy	20,000
18	AVAILABLE	9,040
19	Longhorn Steakhouse	7,200
20	Kohl's	86,854
21	Valvoline	2,100

- 2,000 SF END CAP WITH DRIVE THRU CAPABILITIES
- #1 RANKED POWER CENTER IN REGION PER PLACER.AI
- 3 MILLION SF OF RETAIL IN THE CITY OF FAIRVIEW HEIGHTS
- 1 MILE SOUTH FROM I-64 WITH 83,000 (2023) VPD
- EXCELLENT VISIBILITY & MULTIPLE ACCESS POINTS FROM HIGHWAY 159
- CLOSE PROXIMITY TO ST. CLAIR SQUARE MALL AND JUST 15 MINUTES FROM DOWNTOWN ST LOUIS
- 28,500 VPD ON HIGHWAY 159 IN FRONT OF CENTER
- CALL BROKER FOR DETAILS



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MARKET AERIAL

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DEMOGRAPHICS

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GO TO:

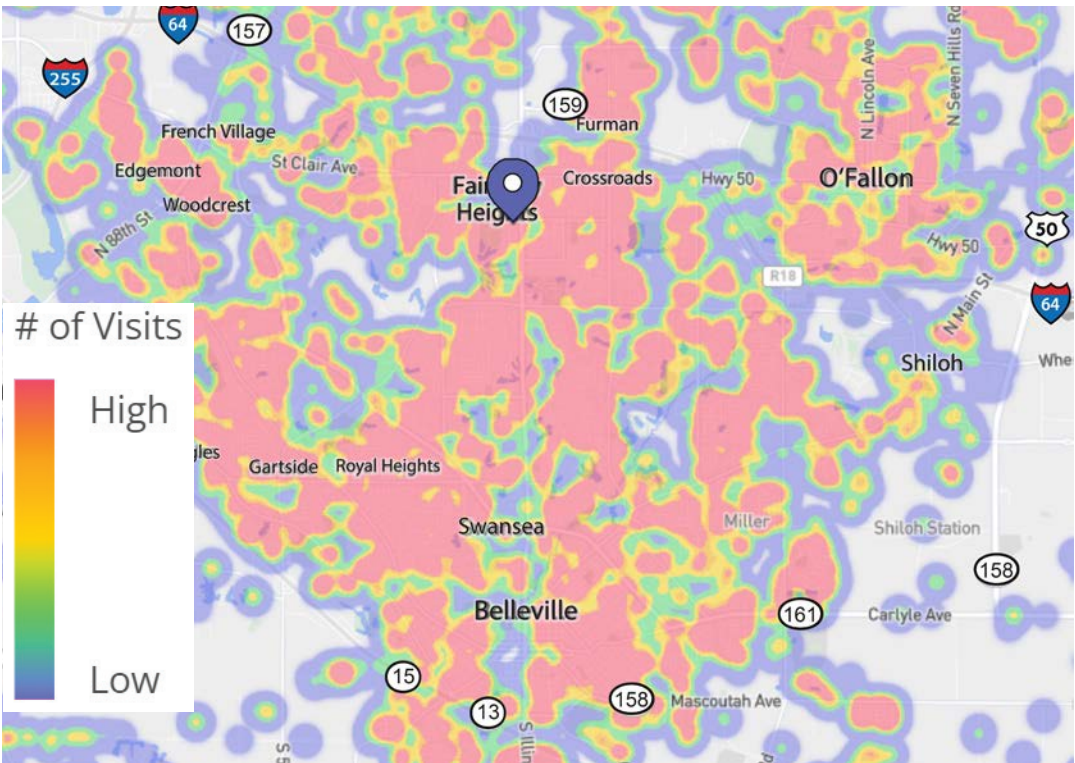
- SITE PLAN
- MARKET AERIAL
- RETAIL RANKINGS

VISIT METRICS




DEC 1st, 2023 - NOV 30th, 2024 • DATA PROVIDED BY PLACER

VISITS/YEAR	VISITORS	VISIT FREQUENCY	AVG. DWELL TIME
			
3.4 M	688 K	4.93	38 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION		<u>3 MILE</u>	<u>5 MILES</u>	<u>7 MILES</u>	<u>10 MILES</u>
		33,866	119,548	183,671	241,273
HOUSEHOLDS		<u>3 MILE</u>	<u>5 MILES</u>	<u>7 MILES</u>	<u>10 MILES</u>
		14,104	49,885	75,901	97,967
AVG HH INCOME		<u>3 MILE</u>	<u>5 MILES</u>	<u>7 MILES</u>	<u>10 MILES</u>
		\$94,992	\$86,473	\$82,781	\$81,045



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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MARKET RETAILER 50 MILE RADIUS RANKINGS

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DATA PROVIDED BY PLACER.AI • JAN 1st, 2024 - DEC 31st, 2024

RETAILER

RANK

RETAILER

RANK

	2/10
	3/13
	14/16
	1/10
	1/8
	1/8
	2/3
	6/82
	1/7

	4/13
	6/9
	2/5
	13/20
	2/14
	1/5
	1/9
	1/13
	2/10