



Drive-Thru Opportunity Available



Prototypes for marketing purposes only



Total Wine & More

five BELOW

SHOE CARNIVAL



Marshalls

ROSS DRESS FOR LESS

OLD NAVY

KOHL'S

Lowe's
(OWNED BY OTHERS)

REGIONS

Pizza Hut

PRO NAILS
GameStop
carter's

Valvoline

LONGHORN STEAKHOUSE

Chick-fil-A

chili's

159

North Illinois Street 28,500 (2023)

LINCOLN PLACE

10850 LINCOLN TRAIL FAIRVIEW HEIGHTS, IL 62208

2,000 SF DRIVE-THRU ENDCAP AVAILABLE
AT TOP RANKED POWER CENTER



LINCOLN PLACE

PROPOSED DRIVE THRU PLAN

PLEASE CONTACT:

TIM GEARHART

314.282.9826 (DIRECT)

315.569.9812 (MOBILE)

TIM@L3CORP.NET

L³ CORPORATION

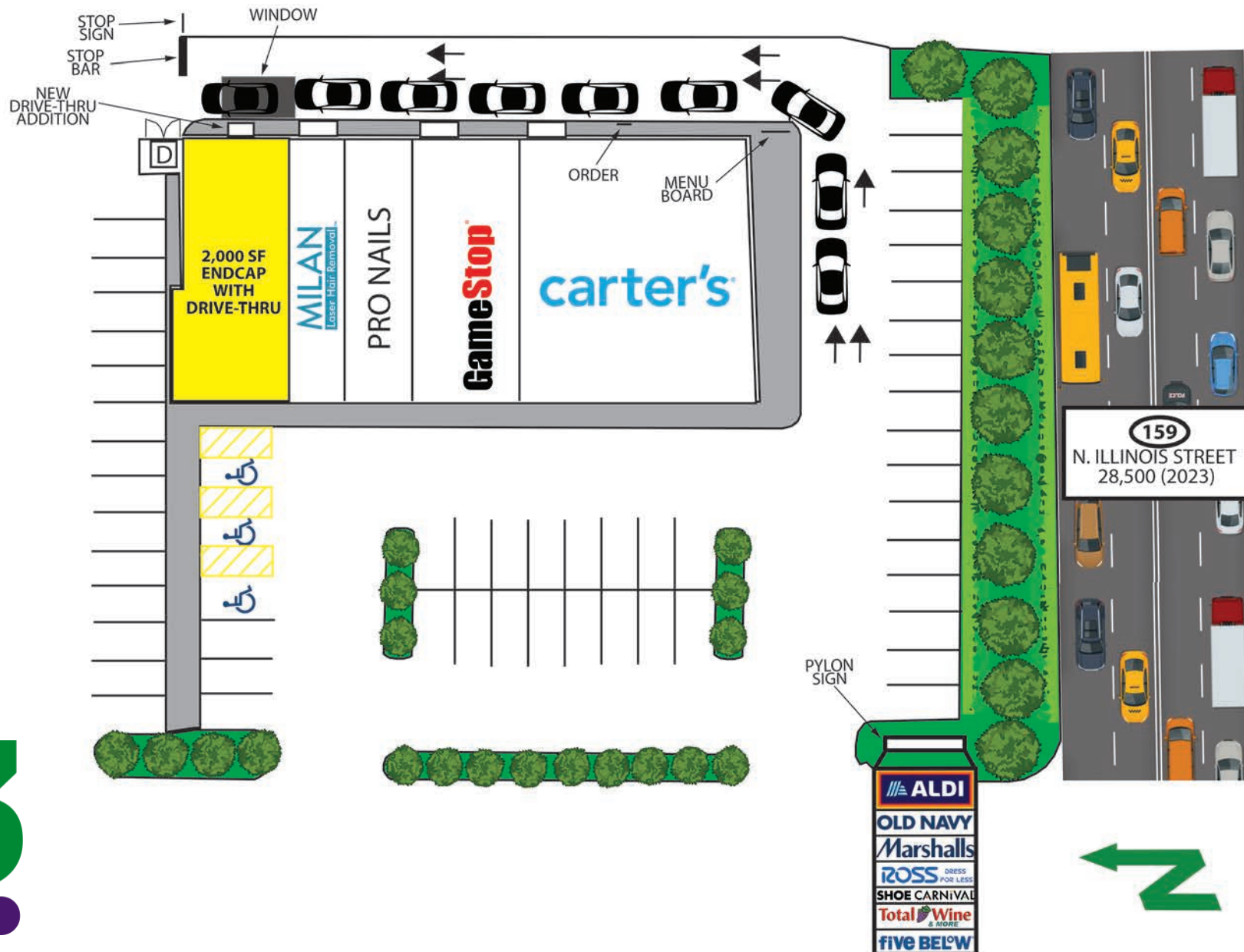
RICK SPECTOR

DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICH@L3CORP.NET



LINCOLN PLACE

SITE PLAN

PLEASE CONTACT:

TIM GEARHART

314.282.9826 (DIRECT)

315.569.9812 (MOBILE)

TIM@L3CORP.NET

L³ CORPORATION

RICK SPECTOR

DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICH@L3CORP.NET



SUITE 5 (1,950 SF)
VIRTUAL WALKTHROUGH



SUITE 10 (2,000 SF)
VIRTUAL WALKTHROUGH



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	LEASE PENDING	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	LEASE PENDING	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 AVAILABLE
- TOP 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

LINCOLN PLACE

MARKET AERIAL

PLEASE CONTACT:

TIM GEARHART

314.282.9826 (DIRECT)

315.569.9812 (MOBILE)

TIM@L3CORP.NET

L³ CORPORATION

RICK SPECTOR

DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICH@L3CORP.NET



LINCOLN PLACE

DEMOGRAPHICS

PLEASE CONTACT:

TIM GEARHART

314.282.9826 (DIRECT)

315.569.9812 (MOBILE)

TIM@L3CORP.NET

L³ CORPORATION

RICK SPECTOR

DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)





RICK@L3CORP.NET

GO TO:

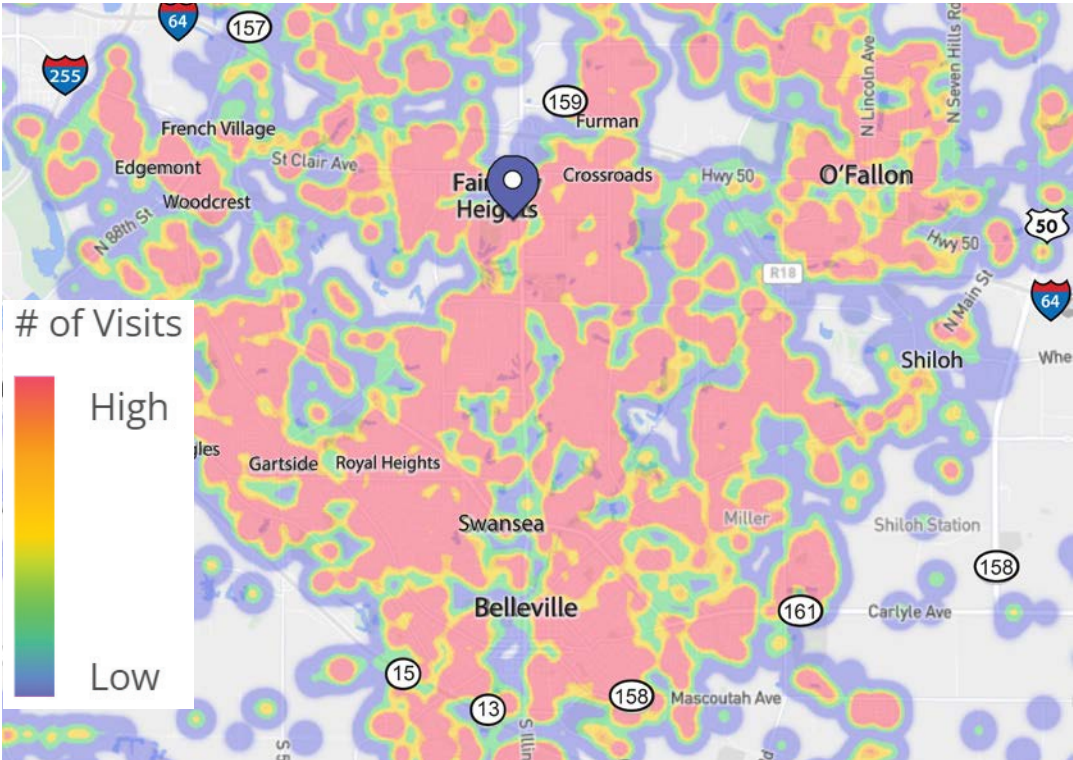
- SITE PLAN
- MARKET AERIAL
- RETAIL RANKINGS

VISIT METRICS




JAN 1st, 2025 - DEC 31st, 2025 • DATA PROVIDED BY PLACER

VISITS/YEAR	VISITORS	VISIT FREQUENCY	AVG. DWELL TIME
			
3.2 M	620.4 K	5.22	36 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.

LINCOLN PLACE

MARKET RETAILER 50 MILE RADIUS RANKINGS

PLEASE CONTACT:

TIM GEARHART

314.282.9826 (DIRECT)

315.569.9812 (MOBILE)

TIM@L3CORP.NET

L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

DATA PROVIDED BY PLACERA.I • JAN 1st, 2025 - DEC 31st, 2025

RETAILER RANK

RETAILER RANK

	4/10
	5/14
	2/11
	2/8
	2/8
	2/3
	5/85
	1/7

	5/13
	8/11
	2/5
	6/14
	1/5
	1/10
	1/18
	1/10

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. Th 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.