



Drive-Thru Opportunity Available



Prototypes for marketing purposes only



Lomax Drive 7,000 (2023)

Lincoln Trail 12,500 (2023)

Total Wine & More

five BELOW

SHOE CARNIVAL

ROSS DRESS FOR LESS

OLD NAVY

Marshalls

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)

TGEARHART@L3CORPORATION.COM

L³ CORPORATION

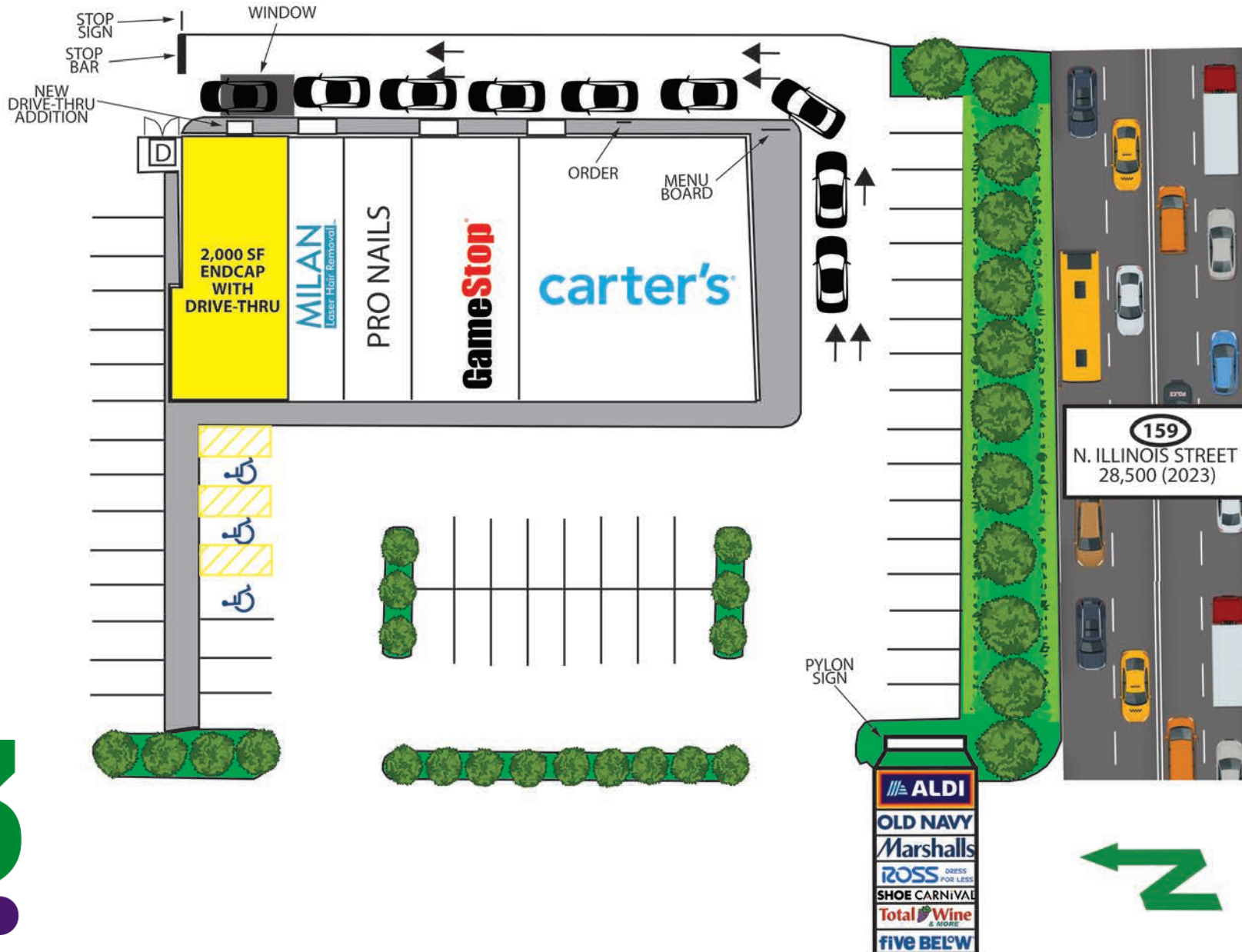
RICK SPECTOR

DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM



LINCOLN PLACE

SITE PLAN

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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	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	LEASE PENDING	9,040
19	Longhorn Steakhouse	7,200
20	Kohl's	86,854
21	Valvoline	2,100

SUITE 10
(2,000 SF)
VIRTUAL
WALKTHROUGH
CLICK BELOW



- 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

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LINCOLN PLACE

DEMOGRAPHICS

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GO TO:

SITE PLAN

MARKET AERIAL

RETAIL RANKINGS

VISIT METRICS

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

VISITS/YEAR



3.2 M

VISITORS



620.4 K

VISIT FREQUENCY



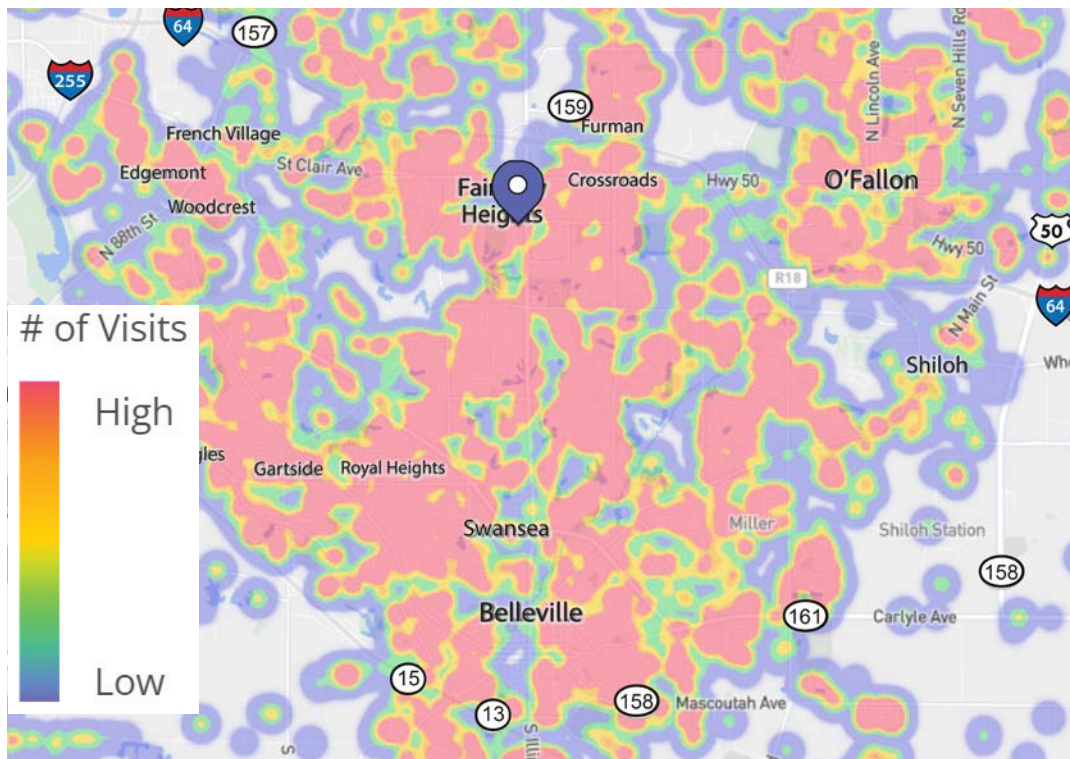
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AVG. DWELL TIME



36 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

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



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

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LINCOLN PLACE

MARKET RETAILER 50 MILE
RADIUS RANKINGS

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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