



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



PRO NAILS
GameStop
carter's



159

North Illinois Street 26,900 (2025)



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 & DEMOS

PLEASE CONTACT:

TIM GEARHART

314.282.9826 (DIRECT)

315.569.9812 (MOBILE)

TGEARHART@L3CORPORATION.COM

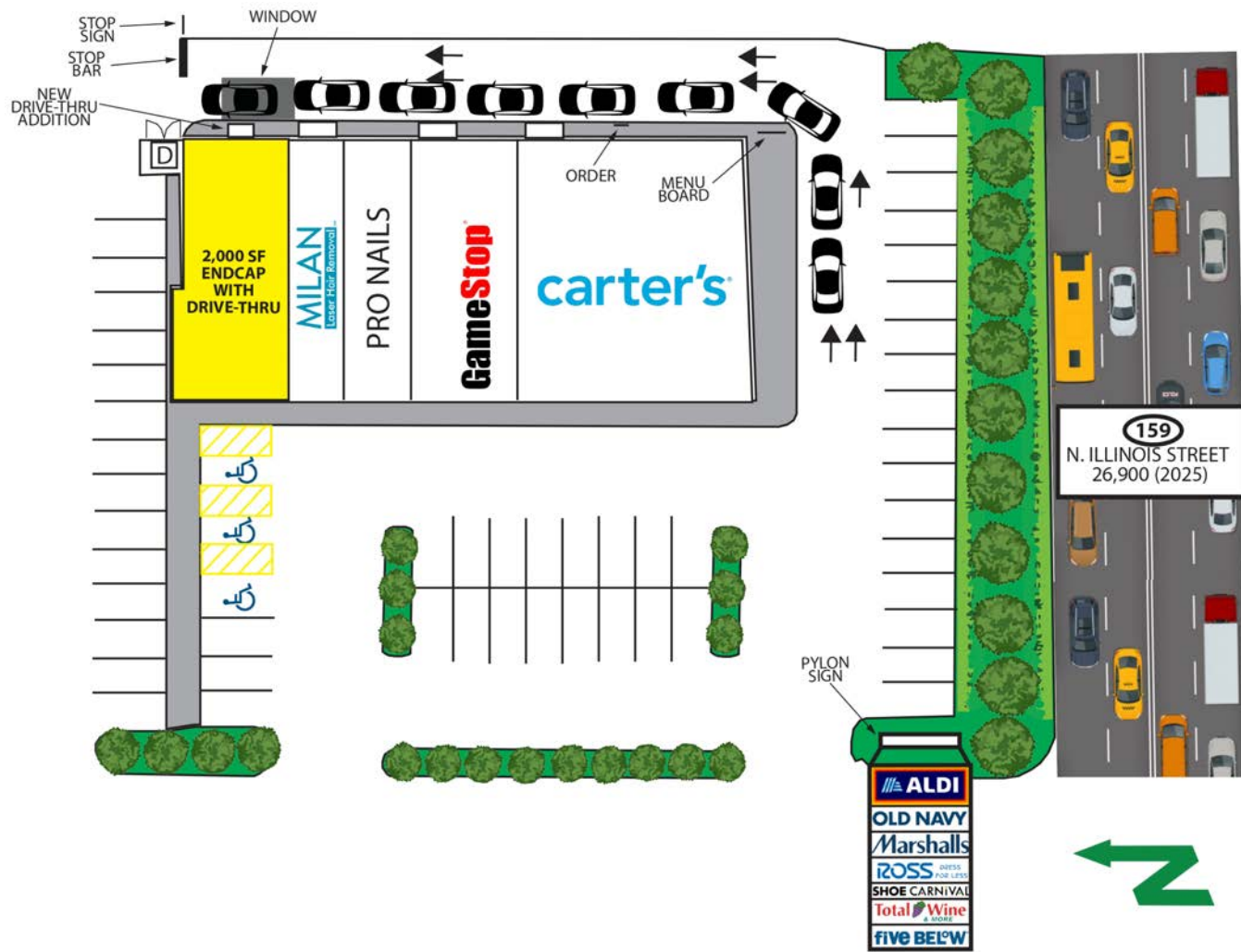
RICK SPECTOR

DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM



POPULATION ANALYSIS

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



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.

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	Skechers	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
- 3 MILLION SF OF RETAIL IN THE CITY OF FAIRVIEW HEIGHTS
- 1 MILE SOUTH FROM I-64 WITH 89,400 (2025) 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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