WELCOME NEW TENANT

SKECHERS

Drive-Thru Opportunity Available



Prototypes for marketing purposes only





Lincoln Trail 35,900 (2025)

Longacre Drive 7,000 (2023)

North Illinois Street 26,900 (2025)

159

Total Wine & More
five BELOW
SHOE CARNIVAL
ALDI
Marshalls
ROSS DRESS FOR LESS
OLD NAVY
KOHL'S
LOWE'S (OWNED BY OTHERS)
REGIONS
Pizza Hut
Panera Bread
PRO NAILS
GameStop
carter's
Valvoline
SKECHERS
LONGHORN STEAKHOUSE
Chick-fil-A
chili's

LINCOLN PLACE

10850 LINCOLN TRAIL FAIRVIEW HEIGHTS, IL 62208

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

XTEAM RETAIL ADVISORS

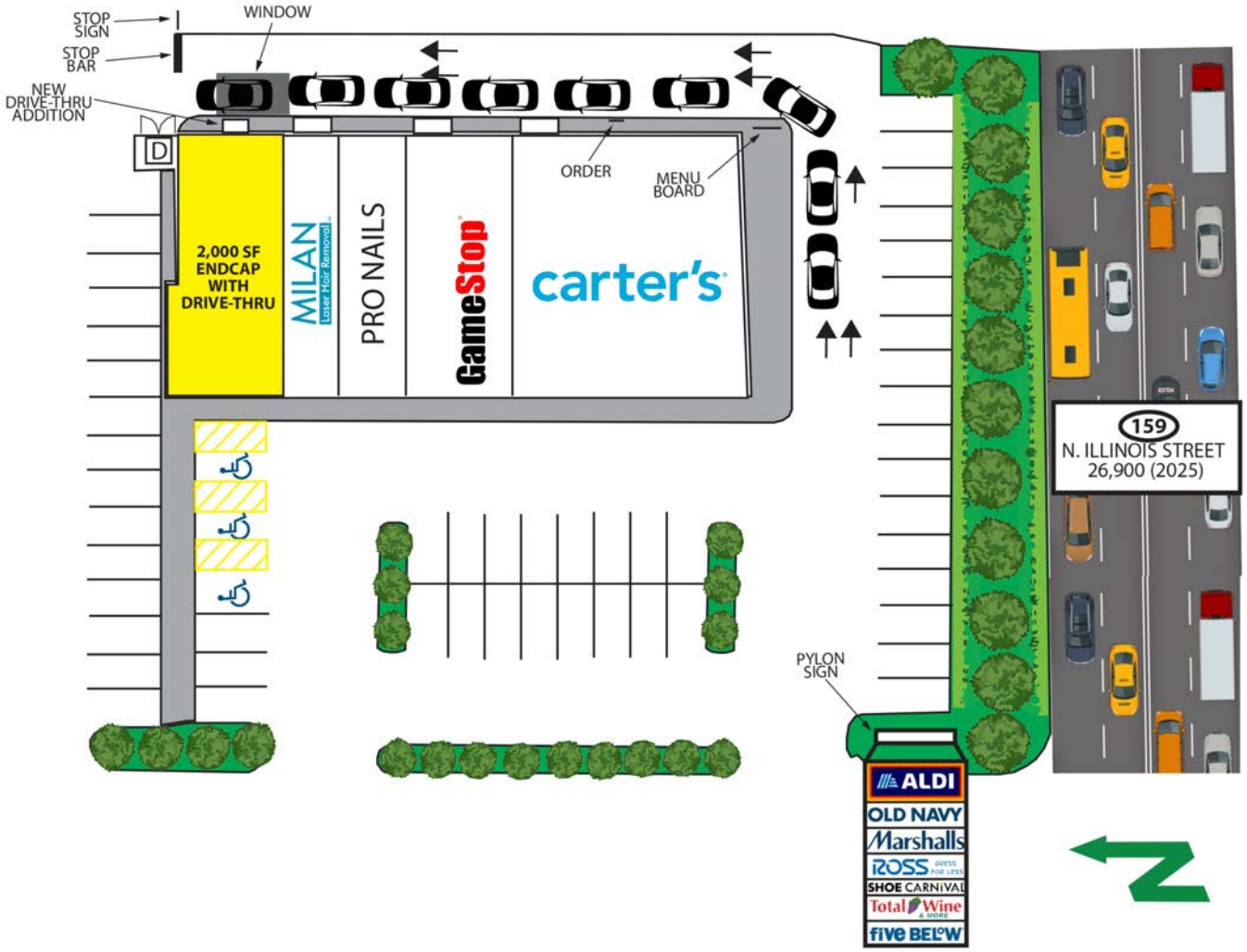
LINCOLN PLACE

PROPOSED DRIVE THRU PLAN & DEMOS

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



POPULATION ANALYSIS

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

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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

- 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

SUITE 10
(2,000 SF)
VIRTUAL
WALKTHROUGH
CLICK BELOW
360°

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MARKET AERIAL

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Commercial Real Estate

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