



LINCOLN PLACE

10850 LINCOLN TRAIL FAIRVIEW HEIGHTS, IL 62208

END CAP AVAILABLE

XTEAM
RETAIL ADVISORS

LINCOLN PLACE

DEMOGRAPHICS

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)

RICK@L3CORP.NET

GO TO:

SITE PLAN

MARKET AERIAL

RETAIL RANKINGS

VISIT METRICS

JAN 1st, 2023 - DEC 31st, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



3.2 M

VISITORS



774.3 K

VISIT FREQUENCY



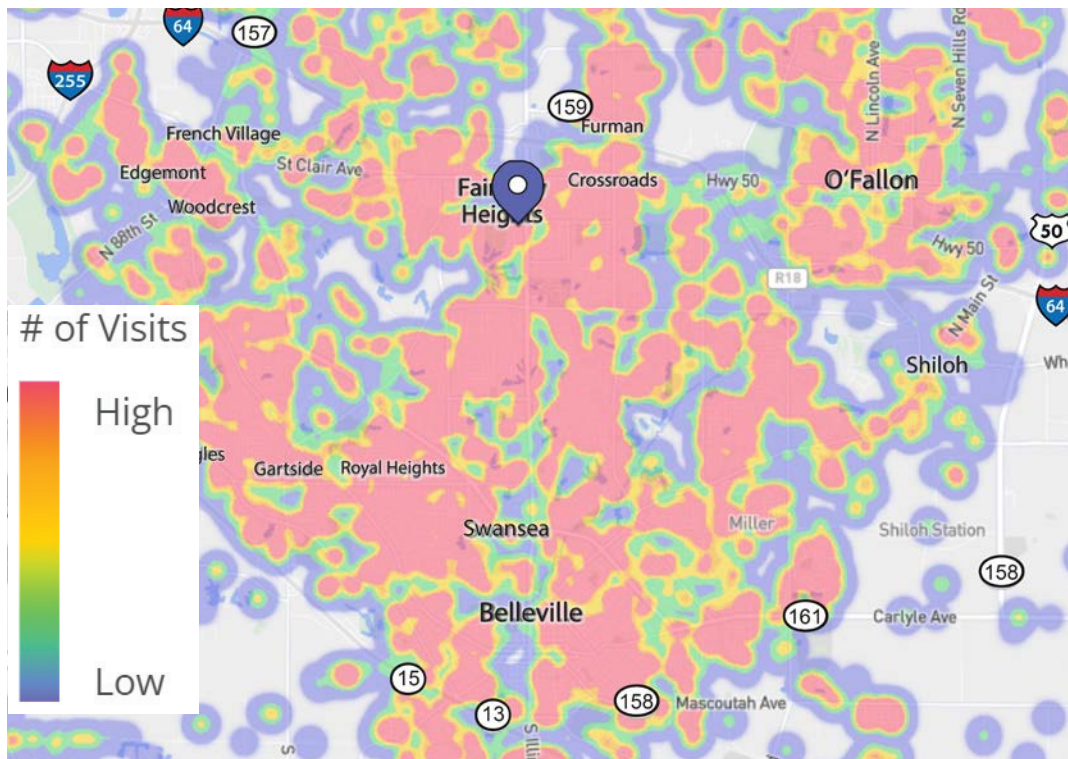
4.18

AVG. DWELL TIME



50 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION



3 MILE

33,596

5 MILES

121,730

7 MILES

184,537

10 MILES

244,371

HOUSEHOLDS



3 MILE

13,804

5 MILES

49,579

7 MILES

74,250

10 MILES

96,461

AVG HH INCOME



3 MILE

\$95,685

5 MILES

\$85,727

7 MILES

\$82,580

10 MILES

\$80,272



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

- #1 RANKED POWER CENTER IN REGION PER PLACER.AI
- 1 MILE SOUTH FROM I-64 WITH 87,900 (2021) VPD
- EXCELLENT VISIBILITY & MULTIPLE ACCESS POINTS FROM HIGHWAY 159
- CLOSE PROXIMITY TO ST. CLAIR SQUARE MALL
- 26,600 VPD ON HIGHWAY 159 IN FRONT OF CENTER
- CALL BROKER FOR DETAILS



MARKET AERIAL

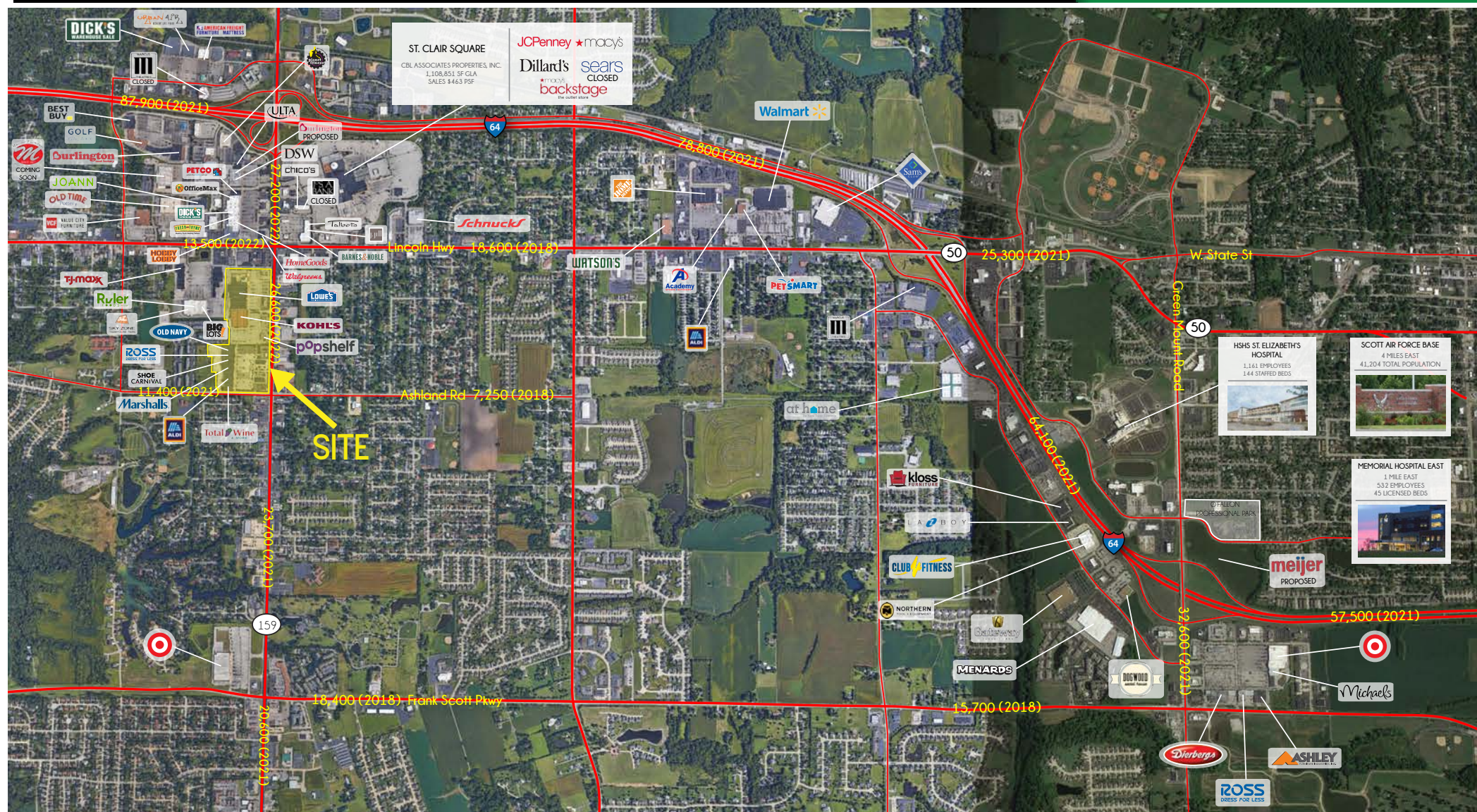
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MARKET RETAILER 50 MILE RADIUS RANKINGS

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RETAILER

RANK

RETAILER

RANK

	3/5
	2/4
	13/79
	1/7
	1/8
	3/16
	10/15
	5/9
	1/9

	1/2
	4/14
	3/13
	31/76
	12/20
	1/8
	2/5
	4/5