



Belle Dr

N Illinois St

149

24,300 (2025)



AUDIO
TECH

Sites Ave

Kassing Ave



5400-5440 N ILLINOIS ST
FAIRVIEW HEIGHTS, IL 62208

1,716 SF-4,140 SF AVAILABLE



5400-5440 N ILLINOIS ST

5440 N ILLINOIS

PLEASE CONTACT:
L³ CORPORATION

LAYLA MABIE

314.282.9838 (DIRECT)

314.399.0282 (MOBILE)

LMABIE@L3CORPORATION.COM

RICK SPECTOR
DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

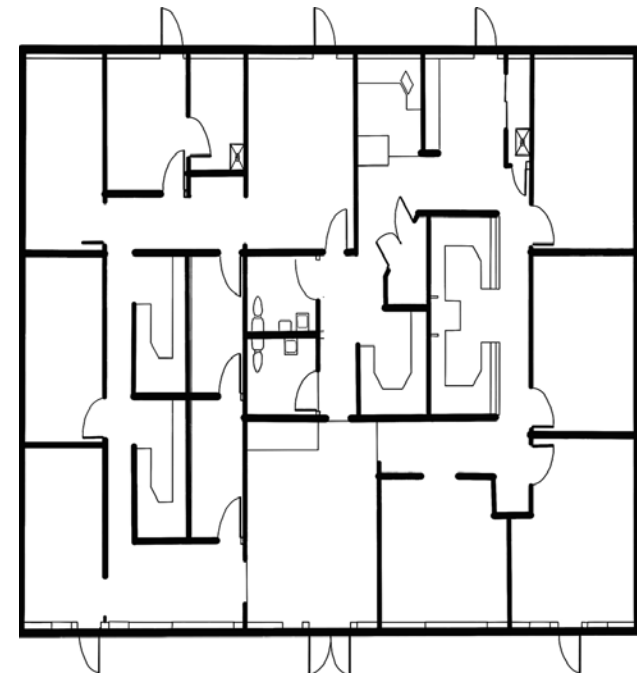
314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM



- 4,140 SF FREE STANDING BUILDING AVAILABLE
- BUILT IN 2025, CLASS B OFFICE SPACE
- 0.59 ACRE LOT WITH AMPLE PARKING
- SITE IS SURROUNDED BY ESTABLISHED RETAIL, DINING, AND SERVICE USERS GENERATING CONSISTENT CONSUMER DRAW
- SUITABLE FOR RETAIL, SERVICE, OR OFFICE USERS
- CONTACT BROKER FOR ADDITIONAL DETAILS

FLOOR PLAN



5400-5440 N ILLINOIS ST

5400 N ILLINOIS - SUITE 104

PLEASE CONTACT:
L³ CORPORATION

LAYLA MABIE

314.282.9838 (DIRECT)

314.399.0282 (MOBILE)

LMABIE@L3CORPORATION.COM

RICK SPECTOR

DESIGNATED MANAGING BROKER

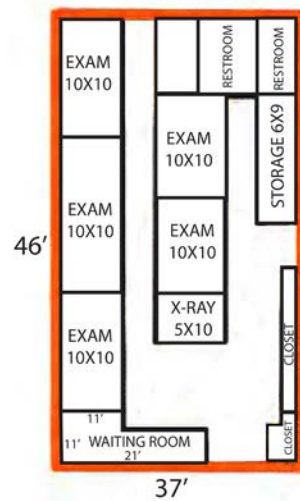
314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM



FLOOR PLAN



- 1,716 SF EXECUTIVE OFFICE SUITE FOR LEASE
- SUITE 104 HAS A WAITING AREA, 5 EXAM ROOMS, 3 OFFICES, X-RAY ROOM, ADMIN AREA AND 2 ADA RESTROOMS
- POSITIONED WITHIN FAIRVIEW HEIGHTS' PRIMARY RETAIL CORRIDOR WITH STRONG SURROUNDING TENANCY
- EASY ACCESS TO I-64 AND SURROUNDING RESIDENTIAL NEIGHBORHOODS
- CONTACT BROKER FOR ADDITIONAL DETAILS

POPULATION ANALYSIS

POPULATION



1 MILE

7,676

3 MILES

39,201

5 MILES

126,966

HOUSEHOLDS



1 MILE

3,372

3 MILES

16,424

5 MILES

53,036

AVG HH INCOME



1 MILE

\$84,219

3 MILES

\$107,042

5 MILES

\$97,927

**VIEW &
DOWNLOAD:**

DEMO REPORT

5400-5440 N ILLINOIS ST

SITE PLAN

PLEASE CONTACT:
L³ CORPORATION

LAYLA MABIE

314.282.9838 (DIRECT)

314.399.0282 (MOBILE)

LMABIE@L3CORPORATION.COM

RICK SPECTOR
DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM



