



Belle Dr

N Illinois St 149

24,300 (2025)



AUDIO TECH

Sites Ave

Kassing Ave



5400-5440 N ILLINOIS ST
FAIRVIEW HEIGHTS, IL 62208

1,200 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)

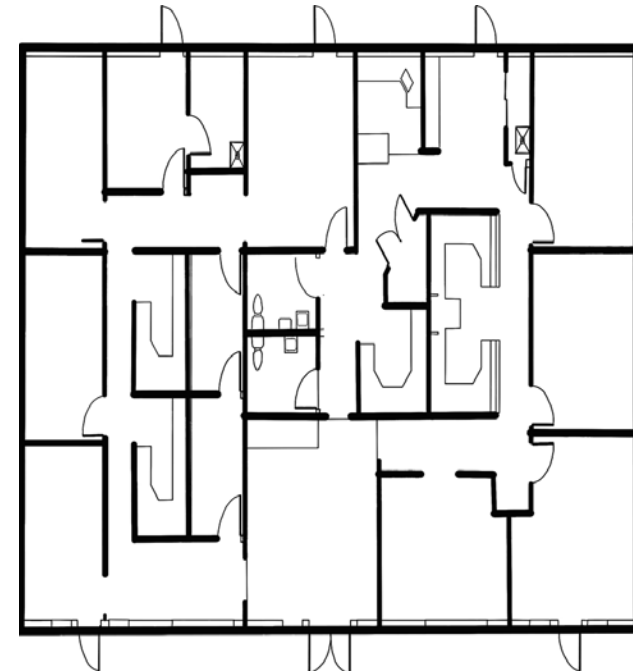
314.708.2009 (MOBILE)

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

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- 1,200 SF SUITE AVAILABLE FOR LEASE
- 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		<u>1 MILE</u> 7,676	<u>3 MILES</u> 39,201	<u>5 MILES</u> 126,966
HOUSEHOLDS		<u>1 MILE</u> 3,372	<u>3 MILES</u> 16,424	<u>5 MILES</u> 53,036
AVG HH INCOME		<u>1 MILE</u> \$84,219	<u>3 MILES</u> \$107,042	<u>5 MILES</u> \$97,927

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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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MARKET AERIAL

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