



Belle Dr

N Illinois St



24,200 (2024)

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
RICK SPECTOR
DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

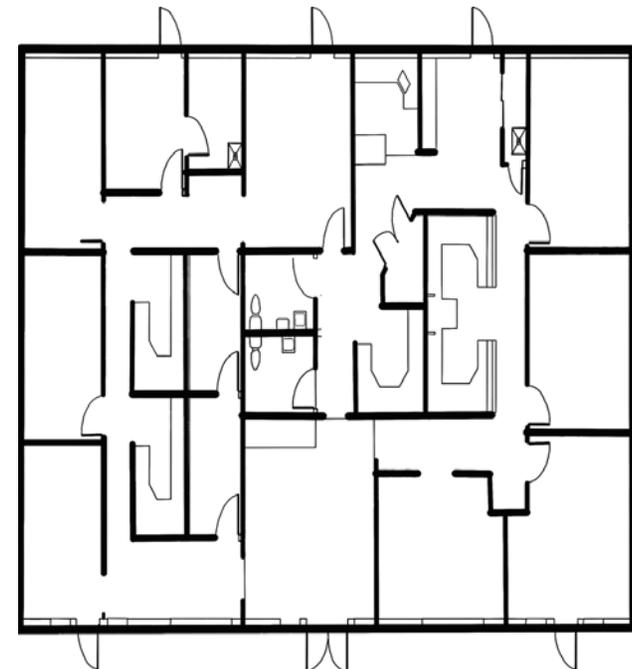
314.708.2009 (MOBILE)

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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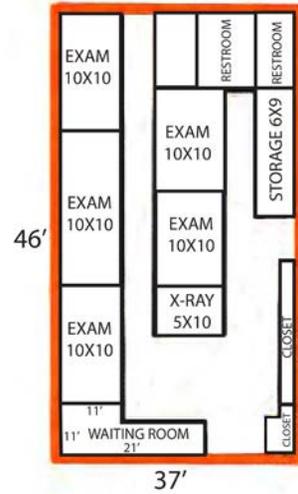
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FLOOR PLAN



- 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	3 MILES	5 MILES
	7,676	39,201	126,966
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
	3,372	16,424	53,036
AVG HH INCOME	1 MILE	3 MILES	5 MILES
	\$84,219	\$107,042	\$97,927

VIEW &
DOWNLOAD:

DEMO REPORT

5400-5440 N ILLINOIS ST

SITE PLAN

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MARKET AERIAL

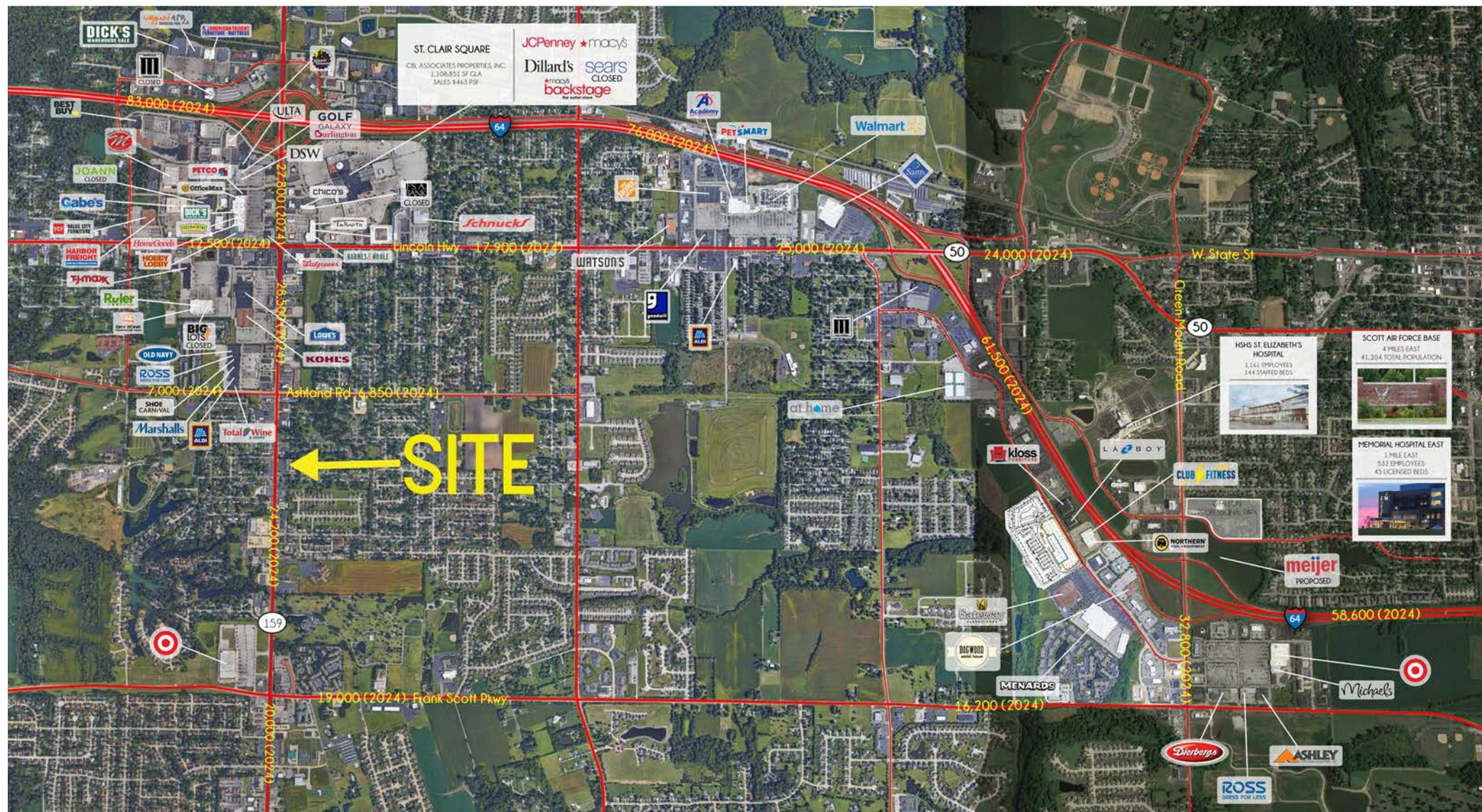
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