

FAIRVIEW HEIGHTS PLAZA



SCAN HERE!



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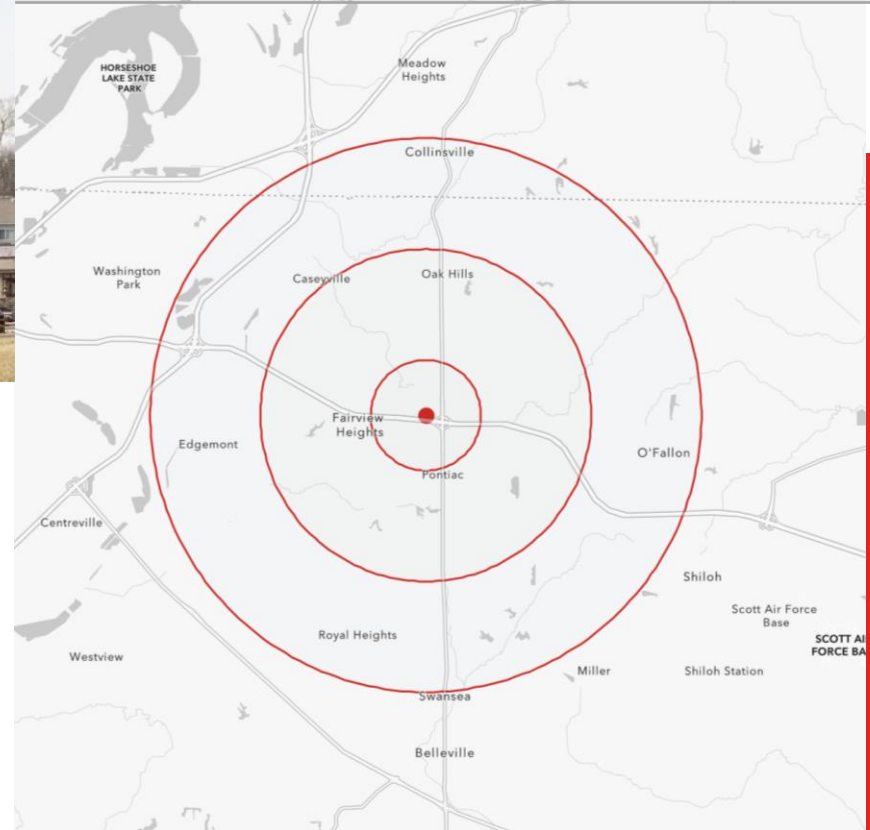
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67 LUDWIG DRIVE
FAIRVIEW HEIGHTS, IL 62208
VARYING RETAIL SPACE AVAILABLE
CONTACT BROKER FOR PRICING

PROPERTY INFORMATION



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,365	32,903	111,137
HOUSEHOLDS	1,478	13,480	46,317
AVERAGE HH INCOME	\$87,061	\$103,935	\$96,903



- WELCOME DICK'S WAREHOUSE & IMPACT GAMING CENTER!
- RETAIL SPACE & OUTLOT AVAILABLE @ FAIRVIEW HEIGHTS PLAZA
- FAIRVIEW HEIGHTS IS THE DOMINANT REGIONAL RETAIL HUB OF THE ST. LOUIS METRO-EAST
- EXCELLENT VISIBILITY ALONG INTERSTATE-64 WITH OVER 75,500 VPD PROMINENT PYLON AND BUILDING SIGNAGE AVAILABLE
- EXISTING ANCHORS INCLUDE GUITAR CENTER, URBAN AIR TRAMPOLINE PARK, AND AMERICAN FREIGHT
- LANDLORD WILL ENTERTAIN GROSS LEASE STRUCTURES

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SITE PLAN



PROPERTY BREAKDOWN

1	DICK'S SPORTING GOODS WAREHOUSE	60,137 SF
2	GUITAR CENTER	22,176 SF
3	AVAILABLE	4,030 SF
4	URBAN AIR	40,624 SF
5	SALON AND SPA SANCTUARY	1,047 SF
6	AVAILABLE	1,473 SF
7	AVAILABLE	1,680 SF
8	AVAILABLE	31,310 SF
9	GINGER BUFFET & GRILL	8,300 SF
10	SPADE ATHLETICS	6,055 SF
11	IMPACT GAMING CENTER	20,310 SF
12	COMMON AREA (STATIC VACANCY)	1,695 SF
A	AVAILABLE LOT	0.77 ACRES

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