

**FAIRVIEW HEIGHTS PLAZA  
SHOPPING CENTER**



SCAN HERE!



**EDDIE CHERRY**

Phone: 314.647.6611 ext. 113  
[Eddie@ManorRealEstate.com](mailto:Eddie@ManorRealEstate.com)

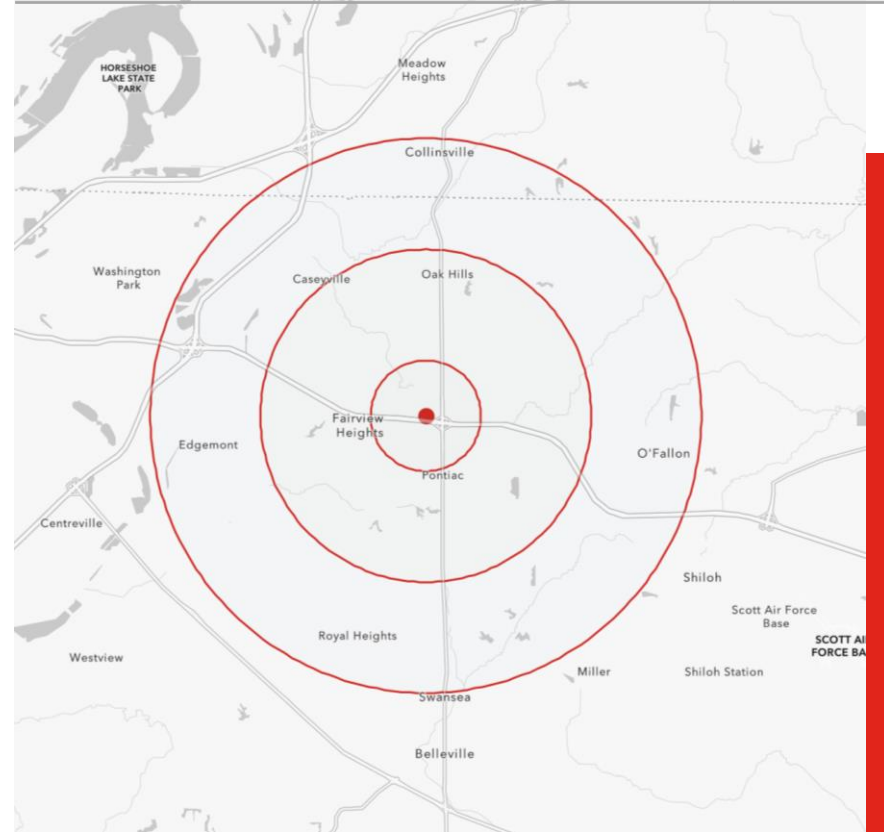
**67 LUDWIG DRIVE  
FAIRVIEW HEIGHTS, IL 62208  
VARYING RETAIL SPACE AVAILABLE  
CONTACT BROKER FOR PRICING**

### PROPERTY INFORMATION



- **JR. ANCHOR, SHOPS SPACE, AND PAD OPPORTUNITIES AVAILABLE AT FAIRVIEW HEIGHTS PLAZA**
- **FAIRVIEW HEIGHTS IS THE DOMINANT REGIONAL RETAIL HUB OF THE METRO-EAST**
- **EXCELLENT VISIBILITY ALONG INTERSTATE-64 WITH OVER 75,500 VEHICLES PER DAY**
- **PROMINENT PYLON AND BUILDING SIGNAGE AVAILABLE**
- **EXISTING ANCHORS INCLUDE GUITAR CENTER, URBAN AIR TRAMPOLINE PARK, AND AMERICAN FREIGHT**
- **LANDLORD WILL ENTERTAIN GROSS LEASE STRUCTURES**

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



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### SITE PLAN



### PROPERTY BREAKDOWN

1	AVAILABLE	60,137 SF
2	GUITAR CENTER	22,176 SF
3	AVAILABLE	4,030 SF
4	URBAN AIR	40,624 SF
5	AVAILABLE	1,047 SF
6	AVAILABLE	1,473 SF
7	AVAILABLE	1,680 SF
8	AMERICAN FREIGHT	31,310 SF
9	GINGER BUFFET & GRILL	8,300 SF
10	AVAILABLE	6,055 SF
11	AVAILABLE	20,310 SF
12	COMMON AREA (STATIC VACANCY)	1,695 SF
A	AVAILABLE LOT	0.77 ACRES

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