

# FOR LEASE

67 Ludwig Drive | Fairview Heights, IL 62208

## FAIRVIEW HEIGHTS PLAZA

Varying Retail Spaces Available

CONTACT BROKER FOR PRICING



SCAN HERE!



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Lessee investigate fully.

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### Property Information



### PYLON SIGN



### Property Features

Parcel Size	19.73 Acres
Center GLA	198,837 Square Feet
County	St. Clair County
Year Built	1990
Lease Type	Gross
Zoning	Retail
Signage	Pylon Sign and Storefront Available
Parking Ratio	5.03 per 1,000 (996 parking spaces)
Traffic Count	75,500 V.P.D. (I-64)   30,400 V.P.D. (Route 159)
Frontage	950 Feet

### Property Overview

- 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

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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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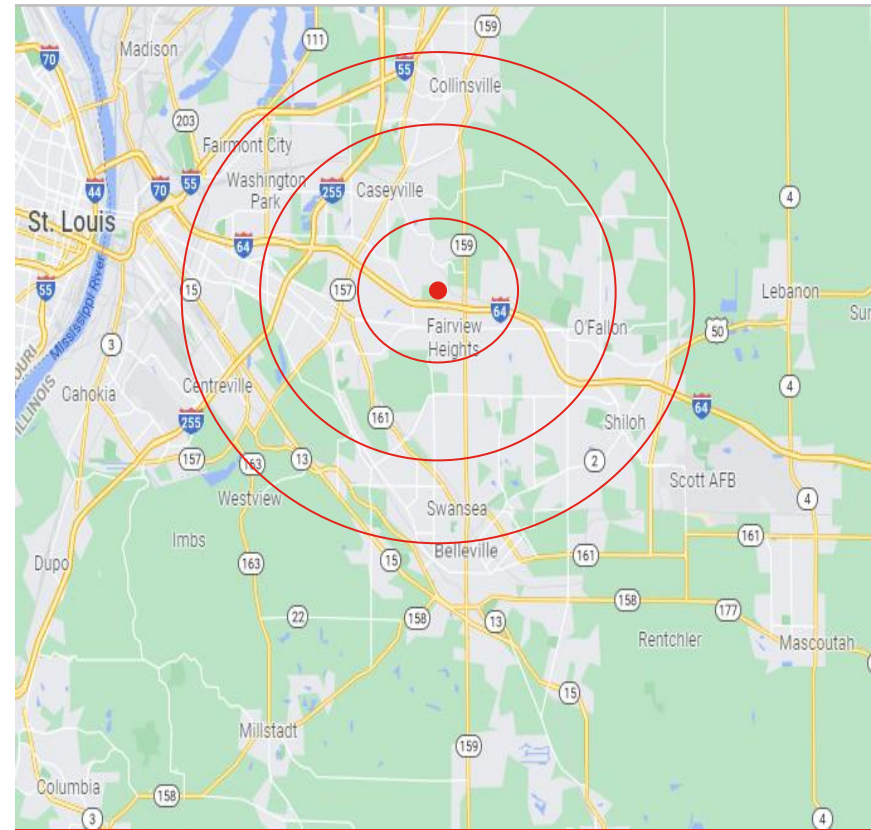
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### Market Aerial



Demographics	1 Mile	3 Miles	5 Miles
Population	3,657	32,019	111,548
Households	1,713	13,187	45,757
Average Household Income	\$74,651	\$90,730	\$85,426
Median Household Income	\$53,961	\$68,958	\$62,955



### Location Overview

- Established shopping center located at the NWC of I-64 and Route 159 in Fairview Heights
- Property is caddy-corner to St. Clair Square, a Regional Shopping Mall with over 1 million square feet of GLA (CBL)
- Fairview Heights is located 13 miles east of Downtown St. Louis
- Highly visible location with over 75,000 vehicles drive past per day on Interstate-64

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