



**2,500 S.F. FREE-  
STANDING BUILDING**

SCAN HERE!



**EDDIE CHERRY**

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

**10050 SAINT CLAIR AVENUE  
FAIRVIEW HEIGHTS, IL 62208  
2,500 S.F. | \$385,000 (\$154/S.F.)**

### PROPERTY INFORMATION



- PRIME 2,500SF FREE-STANDING BUILDING
- LOCATED AT SIGNALIZED INTERSECTION
- 0.51-ACRE LOT
- LARGE POLE SIGN
- FORMER CASEY'S GENERAL STORE
- KITCHEN INFRASTRUCTURE
- TANKS REMOVED, NFA LETTER RECEIVED 2016
- IMMEDIATE PROXIMITY TO CITY HALL AND SERVICES, GRANT MIDDLE SCHOOL, AND LINCOLN RETAIL CORRIDOR

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		4,471	36,359	97,669
HOUSEHOLDS		1,960	15,707	41,884
AVERAGE HH INCOME		\$91,358	\$97,716	\$98,621



SCAN HERE!

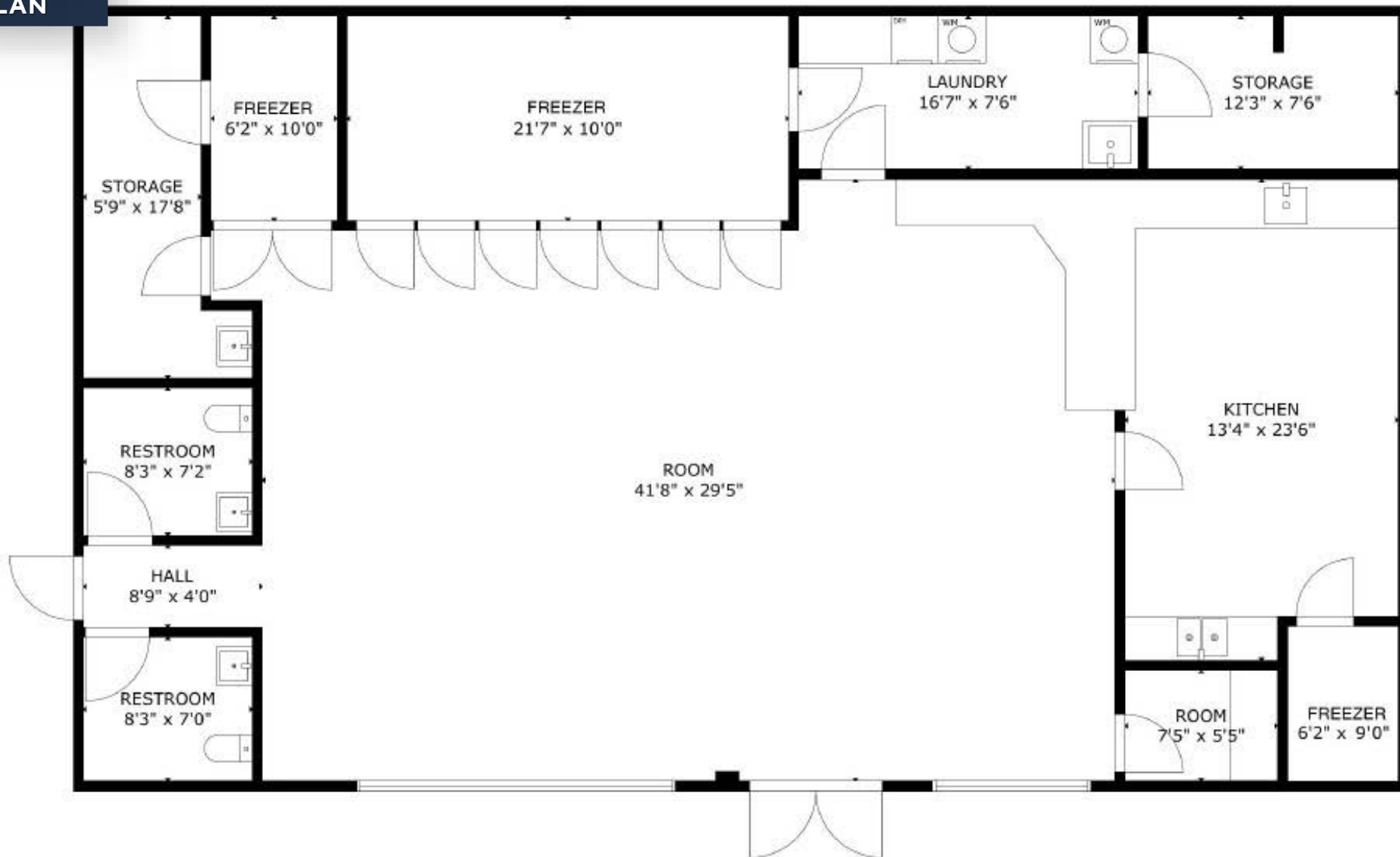


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**FLOOR PLAN**



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