

0.88 ACRE LOT FOR SALE
10425 Lincoln Trail
Fairview Heights, IL 62208



PROPERTY HIGHLIGHTS

.88 Acres of commercial ground located on East/West thoroughfare.
 Corner location with all utilities on site.

BUILDING SF	5,574	SIGNAGE TYPE	N/A
LAND SF	38,332	1-MILE (POP.)	4,699
YEAR BUILT	1963	3-MILE (POP.)	33,601
PARKING	40	MED. INCOME	\$65,041
TRAFFIC COUNT	17,100 VPD	SPACE USE	TBD



JEFF SCHEIDEGGER
 Account Manager
 +1 314-384-8662
Jeff.scheidegger@cushwake.com

MIKE DURBIN
 Broker Associate
 +1 618-860-8675
miked@barbermurphy.com

JAMES LEWIS
 Transaction Manager
 +1 314-391-2757
James.lewis@cushwake.com

0.88 ACRE LOT FOR SALE

10425 Lincoln Trail
Fairview Heights, IL 62208

AREA INFORMATION

Close proximity to Interstate 64, St. Clair Square Mall, big box retail and office buildings.



LEGAL INFORMATION

TAX PARCEL ID	03-28.0-104-042
2023 RE TAXES	\$7,543.74
ZONING	B-3 Highway Business

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER
Account Manager
+1 314-384-8662
Jeff.scheidegger@cushwake.com

MIKE DURBIN
Broker Associate
+1 618-860-8675
miked@barbermurphy.com

JAMES LEWIS
Transaction Manager
+1 314-391-2757
James.lewis@cushwake.com