

MIDWAY PLAZA



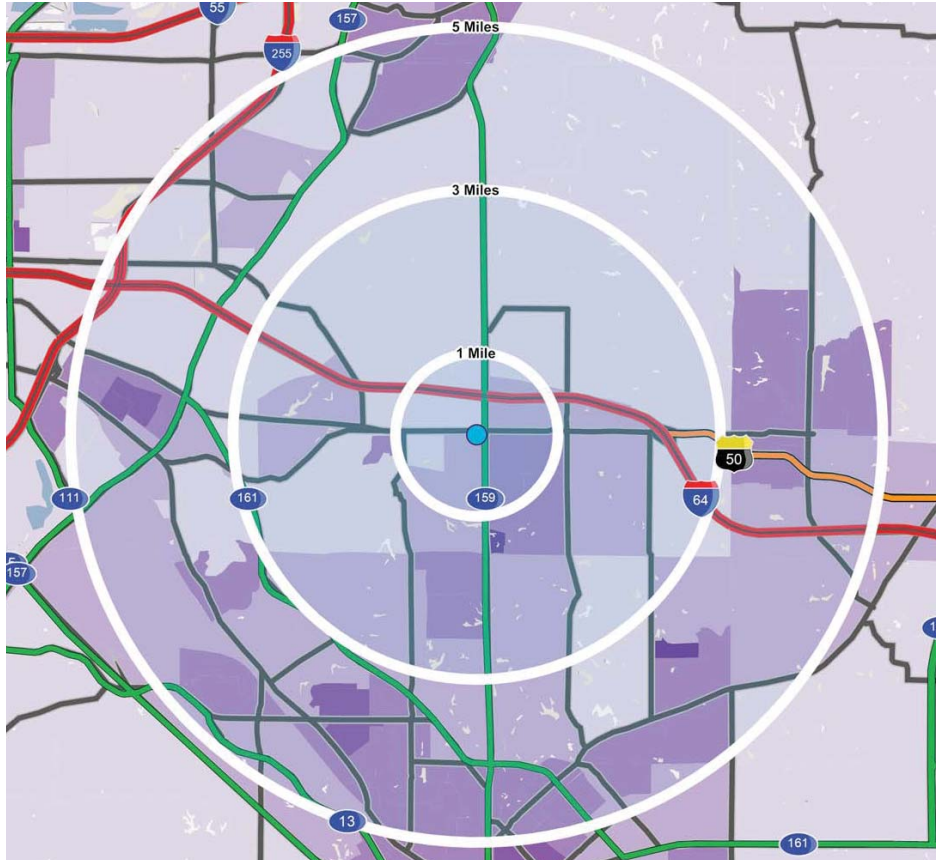
FOR LEASE
ROUTE 159 & LINCOLN HIGHWAY . FAIRVIEW HEIGHTS . ILLINOIS

END CAP SPACE FOR LEASE IN THE HEART OF FAIRVIEW HEIGHTS RETAIL DISTRICT.

L³ CORPORATION
 COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 150
 SAINT LOUIS . MISSOURI . 63141
 314.469.7400 . WWW.L3CORP.NET

MARKET OVERVIEW



Fairview Heights, Illinois, known as the “Crossroads of Prosperity,” is located in St. Clair County and is the local center for trade and tourism for all of southwestern Illinois. This growing community offers all the advantages of a St. Louis Metro location, yet retains small town hospitality and well-planned travel routes. Incorporated in October 1969, the city has dramatically changed from what was once productive farmland into a thriving community with a population of 17,078.

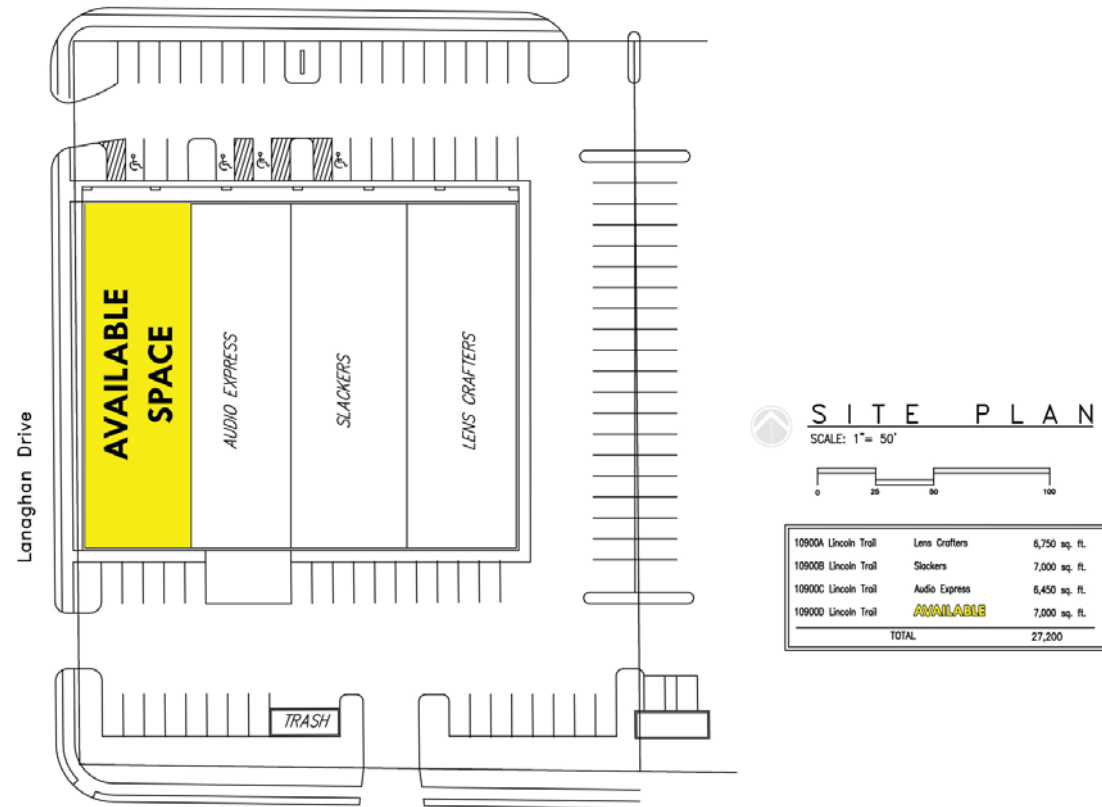
Fairview Heights is a dominant shopping destination for southwestern Illinois and includes numerous shopping centers, primarily concentrated along and around Route 159 between I-64 and Lincoln Trail. Fairview Heights is known as having the best shopping south of Chicago. St. Clair Square Mall is an enclosed shopping mall that opened in 1974 and was most recently renovated in 2003. The mall is anchored by Macy’s, JC Penney, Sears and Dillard’s, and features over one million square feet of GLA. It is the fifth largest mall in the St. Louis Metro area. Other shopping centers located in this retail corridor include Fairview Heights Plaza, Marketplace Shopping Center, Fairview City Centre, Winchester Plaza and Crossroads Shopping Centre. These centers include a plethora of national retailers, with options including Kohl’s, hhgregg, Sports Authority, Toys ‘R Us, Lowe’s, Bed Bath & Beyond and Walgreens, to name just a few.

--TENANT OPEN FOR BUSINESS - PLEASE DO NOT DISTURB--



	POPULATION	HOUSEHOLDS	AVG HH INCOME	1 MILE	3 MILES	5 MILES
				6,036	31,181	119,745
				2,725	13,424	50,957
				\$67,304	\$82,368	\$74,516

S I T E P L A N



- 7,000 SF END CAP WITH PRIME VISIBILITY LOCATED DIRECTLY ACROSS FROM NEWLY REDEVELOPED FAIRVIEW CITY CENTRE
- NEW HOBBY LOBBY BEING BUILT DIRECTLY ACROSS THE STREET
- CENTRALLY LOCATED IN A SUPER-REGIONAL TRADE AREA
- SURROUNDING RETAILERS INCLUDE LOWE'S, KOHL'S, HOBBY LOBBY, SPORTS AUTHORITY, PETCO, FRESH THYME FARMERS MARKET, HOMEGOODS
- THE REGION'S NUMBER ONE GROSSING MALL, ST. CLAIR SQUARE, IS LOCATED EAST OF THIS PROPERTY
- OVER 50,000 CARS PER DAY BETWEEN LINCOLN TRAIL AND HIGHWAY 159
- ASKING RATES: \$16.00 PSF NNN

A E R I A L



JAY COHEN

314.282.9833 (DIRECT)

314.469.7400 (OFFICE)

314.303.9400 (MOBILE)

JAY@L3CORP.NET

ALEX APTER

314.282.9834 (DIRECT)

314.469.7400 (OFFICE)

314.488.5900 (MOBILE)

ALEX@L3CORP.NET



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