



pop  
shelf  
NOW OPEN



Longacre Drive 7,000 (2023)

Lincoln Trail 12,500 (2023)

159

North Illinois Street 28,500 (2023)



# LINCOLN PLACE

10850 LINCOLN TRAIL FAIRVIEW HEIGHTS, IL 62208

2,000 SF END CAP WITH  
DRIVE THRU CAPABILITIES



# LINCOLN PLACE

## DEMOGRAPHICS

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L<sup>3</sup> CORPORATION

RICK SPECTOR

DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICH@L3CORP.NET

GO TO:

SITE PLAN

MARKET AERIAL

RETAIL RANKINGS

## VISIT METRICS

JUNE 1<sup>st</sup>, 2023 - MAY 31<sup>st</sup>, 2024 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



3.5 M

VISITORS



683.5 K

VISIT FREQUENCY



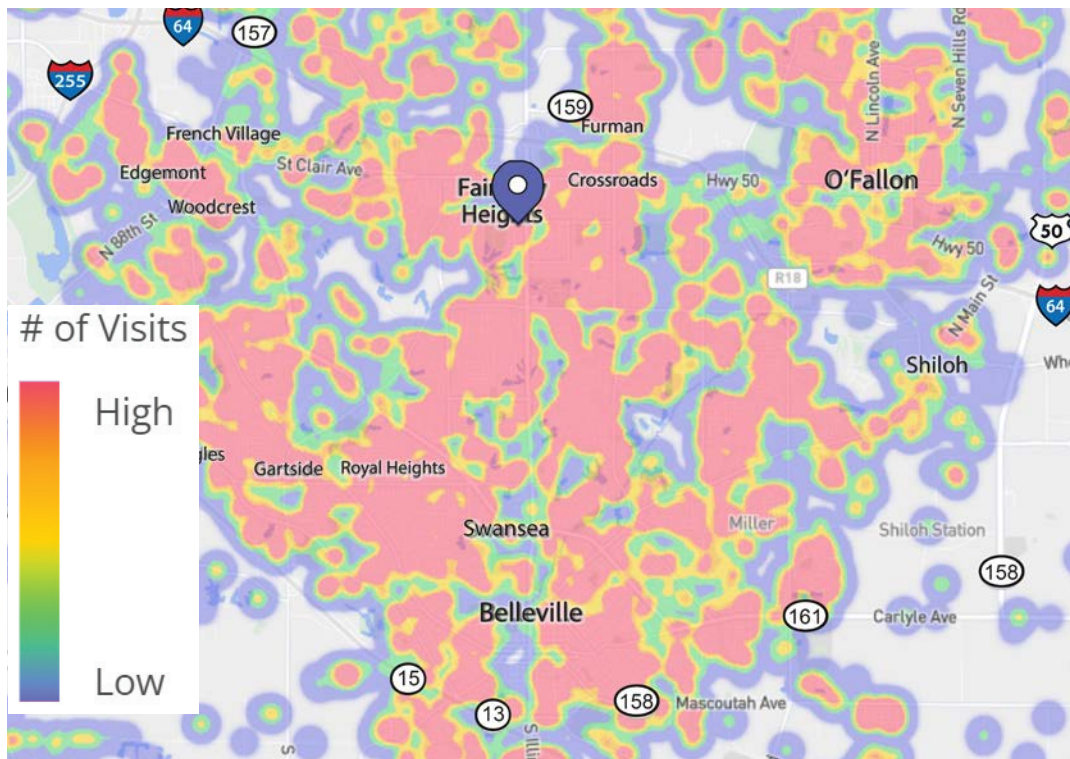
5.18

AVG. DWELL TIME



39 MIN

## HEAT MAP • PER PLACER.AI



## POPULATION ANALYSIS

POPULATION	3 MILE	5 MILES	7 MILES	10 MILES
33,601	33,601	121,766	184,505	244,361
HOUSEHOLDS	3 MILE	5 MILES	7 MILES	10 MILES
13,806	13,806	49,596	74,234	96,457
AVG HH INCOME	3 MILE	5 MILES	7 MILES	10 MILES
\$95,683	\$95,683	\$85,727	\$82,583	\$80,272



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# LINCOLN PLACE

## SITE PLAN

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

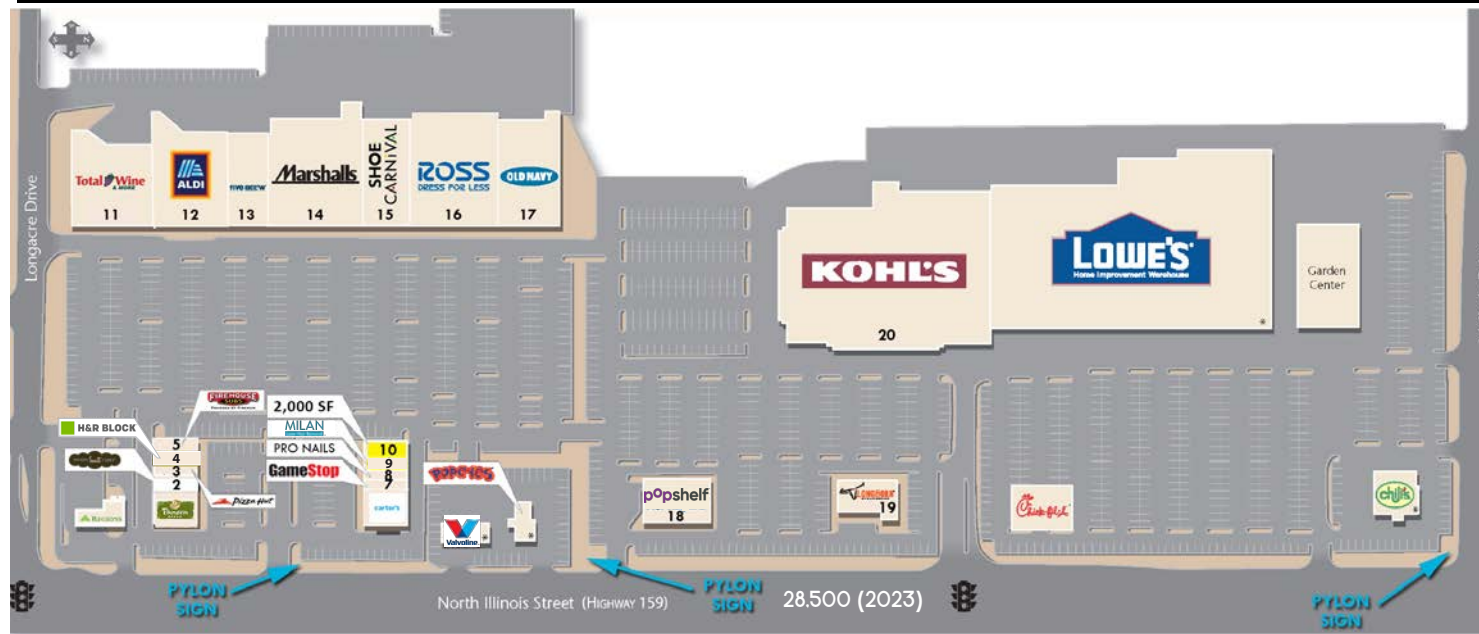
L<sup>3</sup> CORPORATION

RICK SPECTOR  
DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICH@L3CORP.NET



SPACE	TENANT	SF
1	Panera	4,500
2	Nothing Bundt Cake	2,115
3	Pizza Hut/Wing Street	1,357
4	H&R Block	1,050
5	Firehouse Subs	1,950
6	Carter's	5,000
7	Game Stop	1,250
8	ProNails	1,250
9	MILAN LASER	1,507
10	AVAILABLE	2,000
11	Total Wine & More	20,769
12	Aldi	22,858
13	Five Below	8,768
14	Marshalls	30,000
15	Shoe Carnival	15,344
16	Ross	27,718
17	Old Navy	20,000
18	pOpshelf	9,040
19	Longhorn Steakhouse	7,200
20	Kohl's	86,854
21	Valvoline	2,100

- 2,000 SF END CAP WITH DRIVE THRU CAPABILITIES
- #1 RANKED POWER CENTER IN REGION PER PLACER.AI
- 3 MILLION SF OF RETAIL IN THE CITY OF FAIRVIEW HEIGHTS
- 1 MILE SOUTH FROM I-64 WITH 83,000 (2023) VPD
- EXCELLENT VISIBILITY & MULTIPLE ACCESS POINTS FROM HIGHWAY 159
- CLOSE PROXIMITY TO ST. CLAIR SQUARE MALL AND JUST 15 MINUTES FROM DOWNTOWN ST LOUIS
- 28,500 VPD ON HIGHWAY 159 IN FRONT OF CENTER
- CALL BROKER FOR DETAILS





# LINCOLN PLACE

## MARKET AERIAL

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

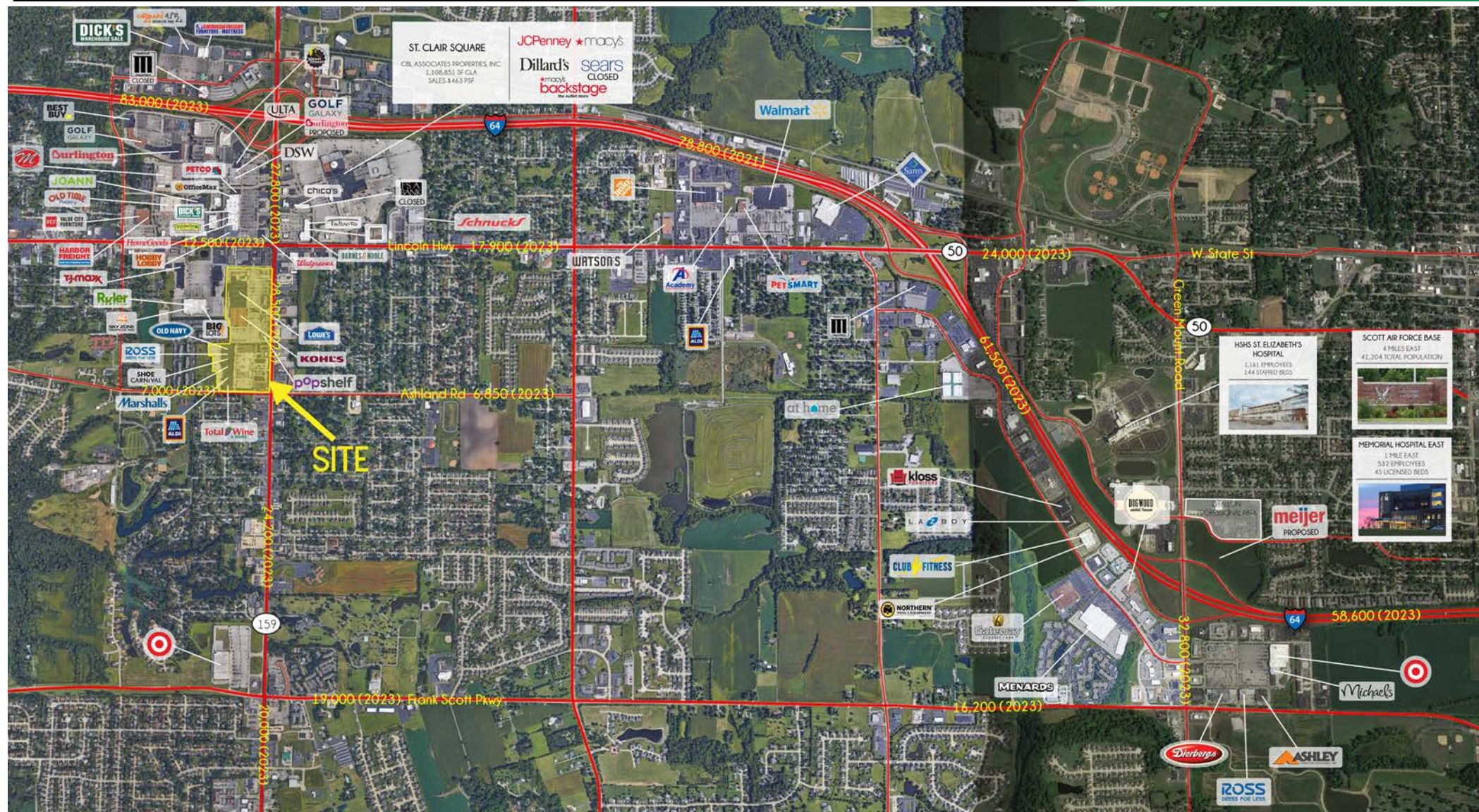
L<sup>3</sup> CORPORATION

RICK SPECTOR  
DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICH@L3CORP.NET



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# LINCOLN PLACE

MARKET RETAILER 50 MILE RADIUS RANKINGS

PLEASE CONTACT: **L<sup>3</sup> CORPORATION**  
 ALANA MOYLAN | RICK SPECTOR  
 314.282.9830 (DIRECT) | 314.282.9827 (DIRECT)  
 314.495.5013 (MOBILE) | 314.708.2009 (MOBILE)  
 ALANA@L3CORP.NET | RICK@L3CORP.NET

DATA PROVIDED BY PLACER.AI • JUNE 1<sup>st</sup>, 2023 - MAY 31<sup>st</sup>, 2024

RETAILER

RANK

RETAILER

RANK

	1/5
	2/3
	9/82
	1/7
	2/10
	1/8
	3/13
	13/16
	4/8
	2/10

	1/2
	3/14
	4/13
	42/76
	15/20
	1/8
	3/5
	1/9
	4/5

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.