



Drive-Thru Opportunity Available



Prototypes for marketing purposes only



Longacre Drive 7,000 (2023)

Lincoln Trail 12,500 (2023)

North Illinois Street 28,500 (2023)

159

Total Wine & More

five BELOW

SHOE CARNIVAL

ALDI

Marshalls

ROSS DRESS FOR LESS

OLD NAVY

KOHL'S

LOWE'S (OWNED BY OTHERS)

REGIONS

FIREHOUSE SUBS

Pizza Hut

PRO NAILS GameStop carter's

Valvoline

PIZZERIA

popshelf

LONGHORN RESTAURANT

Chick-fil-A

chili's

# LINCOLN PLACE

10850 LINCOLN TRAIL FAIRVIEW HEIGHTS, IL 62208

2,000 SF END CAP WITH DRIVE THRU CAPABILITIES & PYLON SIGNAGE



# LINCOLN PLACE

## PROPOSED DRIVE THRU PLAN

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L<sup>3</sup> CORPORATION

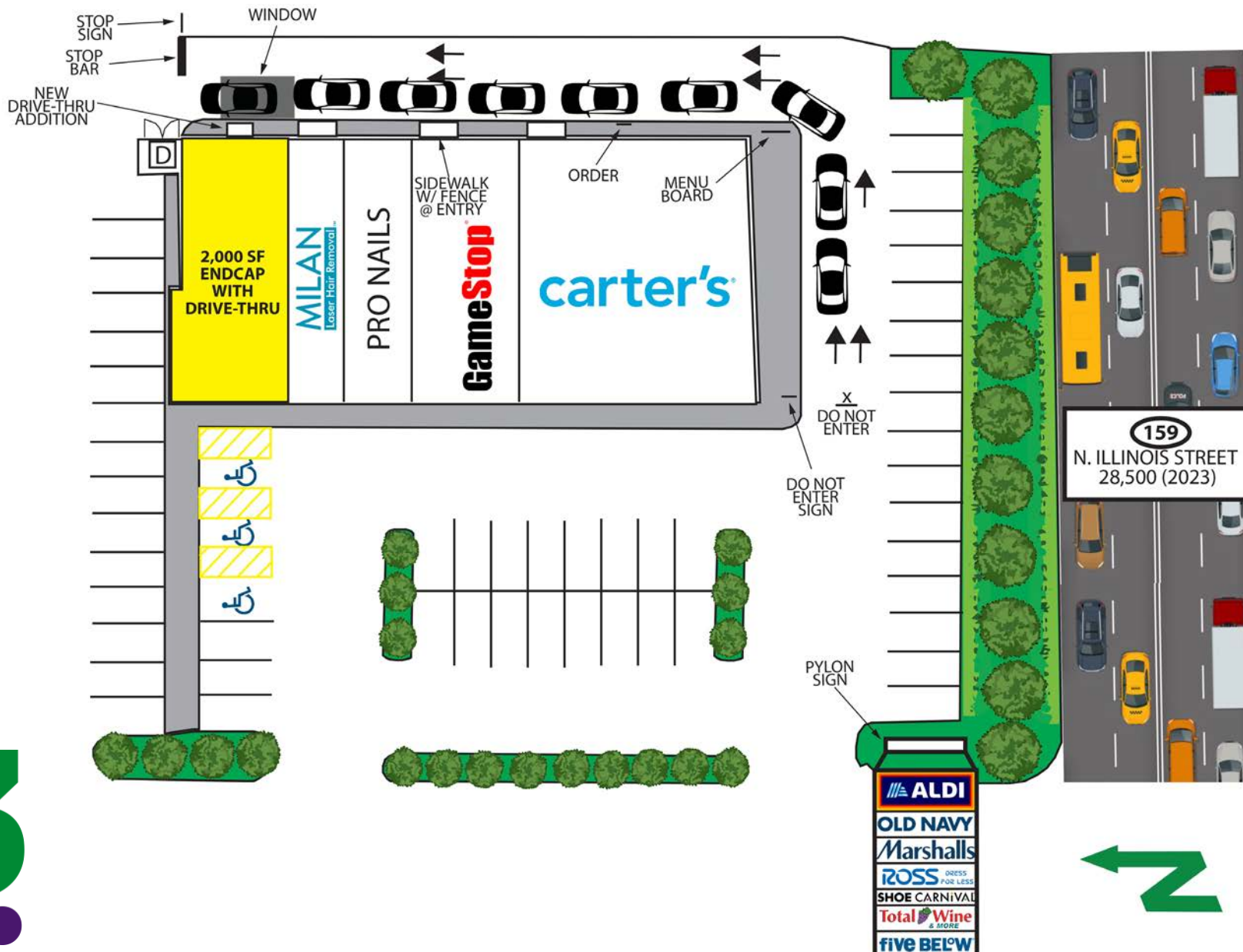
RICK SPECTOR

DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICH@L3CORP.NET



# LINCOLN PLACE

## SITE PLAN

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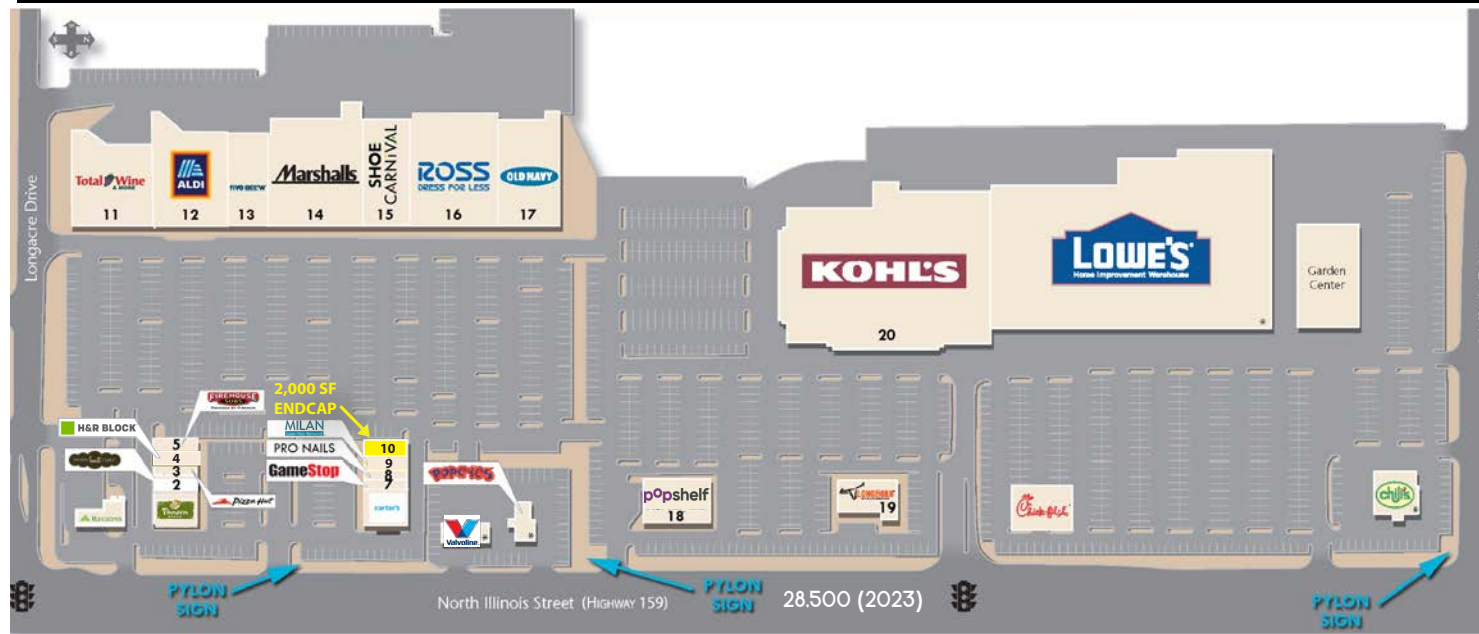
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SPACE	TENANT	SF
1	Panera	4,500
2	Nothing Bundt Cake	2,115
3	Pizza Hut/Wing Street	1,357
4	H&R Block	1,050
5	Firehouse Subs	1,950
6	Carter's	5,000
7	Game Stop	1,250
8	ProNails	1,250
9	MILAN LASER	1,507
10	AVAILABLE	2,000
11	Total Wine & More	20,769
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

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# LINCOLN PLACE

## DEMOGRAPHICS

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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



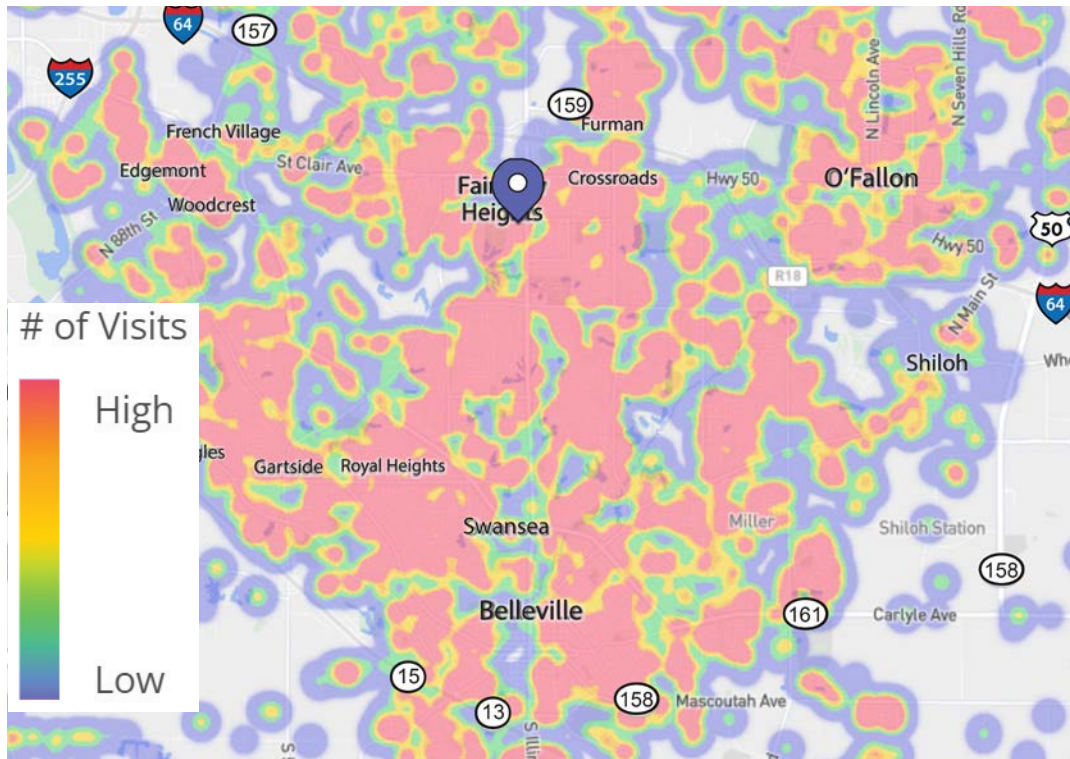
5.18

AVG. DWELL TIME



39 MIN

## HEAT MAP • PER PLACER.AI



## POPULATION ANALYSIS

POPULATION



3 MILE

33,866

5 MILES

119,548

7 MILES

183,671

10 MILES

241,273

HOUSEHOLDS



3 MILE

14,104

5 MILES

49,885

7 MILES

75,901

10 MILES

97,967

AVG HH INCOME



3 MILE

\$94,992

5 MILES

\$86,473

7 MILES

\$82,781

10 MILES

\$81,045



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

# LINCOLN PLACE

MARKET RETAILER 50 MILE RADIUS RANKINGS

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RETAILER

RANK

RETAILER

RANK

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

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

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