



Drive-Thru Opportunity Available



Prototypes for marketing purposes only



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
& PYLON SIGNAGE



LINCOLN PLACE

PROPOSED DRIVE THRU PLAN

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L³ CORPORATION

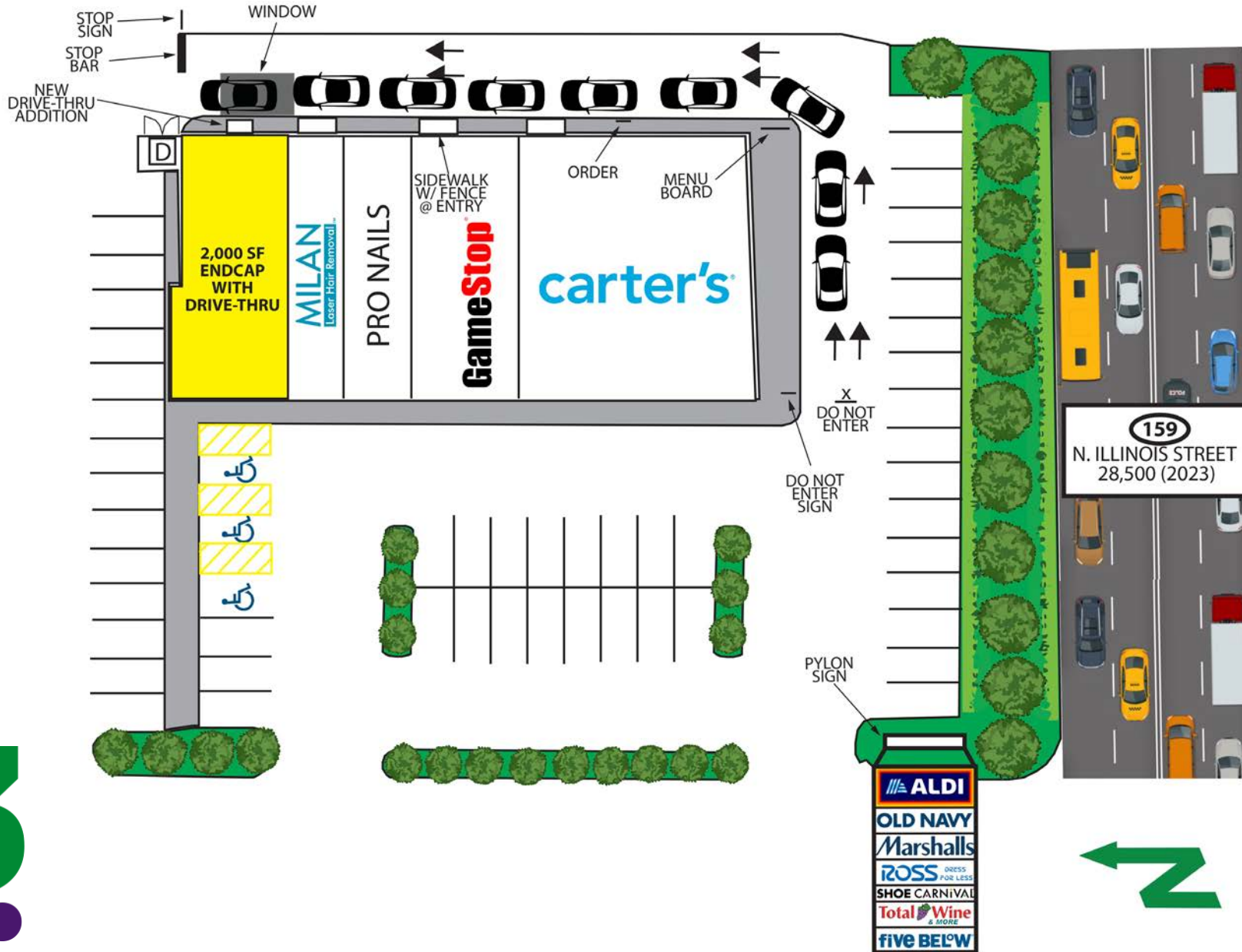
RICK SPECTOR

DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICH@L3CORP.NET



LINCOLN PLACE

SITE PLAN

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ALANA@L3CORP.NET

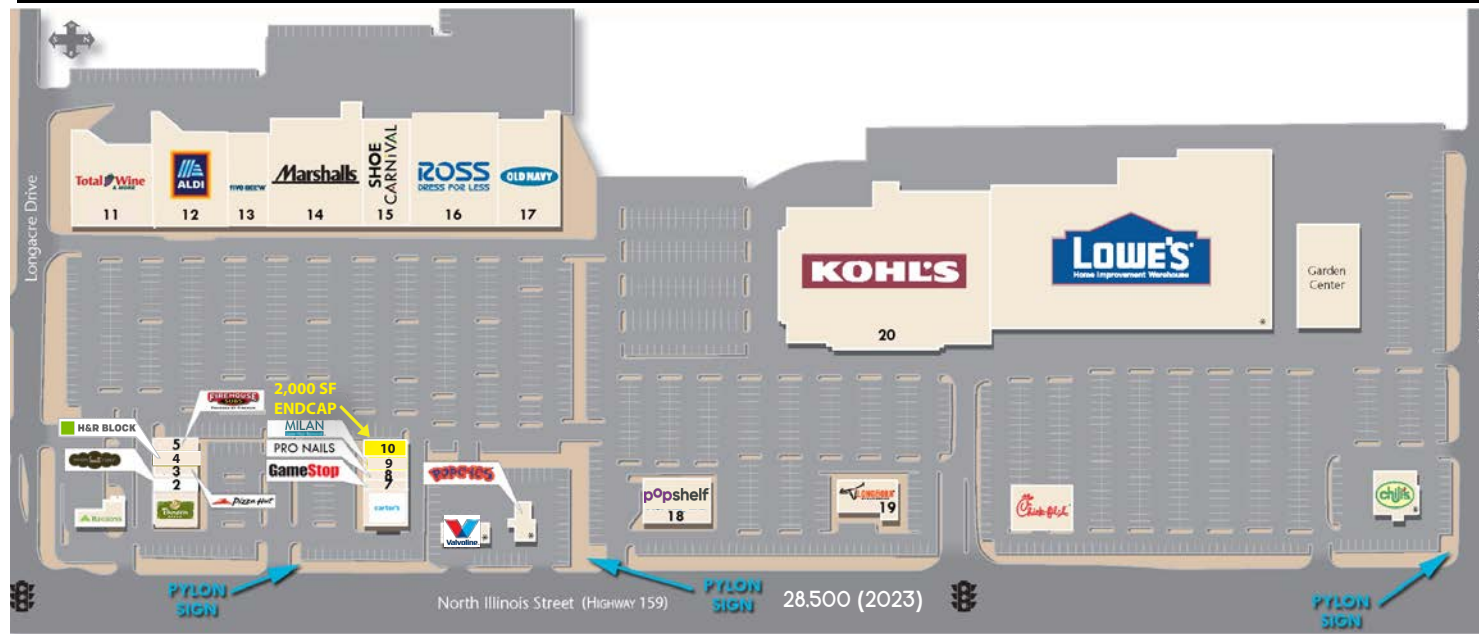
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SPACE	TENANT	SF
1	Panera	4,500
2	Nothing Bundt Cake	2,115
3	Pizza Hut/Wing Street	1,357
4	H&R Block	1,050
5	Firehouse Subs	1,950
6	Carter's	5,000
7	Game Stop	1,250
8	ProNails	1,250
9	MILAN LASER	1,507
10	AVAILABLE	2,000
11	Total Wine & More	20,769
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 1st, 2023 - MAY 31st, 2024 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



3.5 M

VISITORS



683.5 K

VISIT FREQUENCY



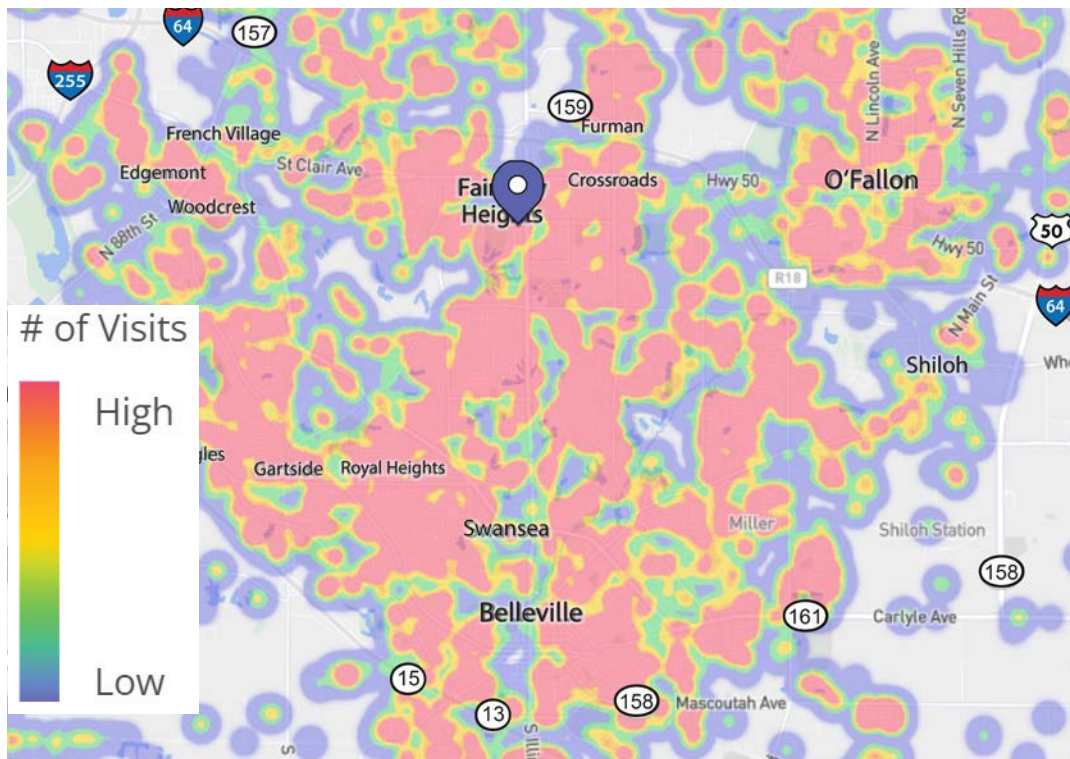
5.18

AVG. DWELL TIME



39 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

	3 MILE	5 MILES	7 MILES	10 MILES
POPULATION	33,866	119,548	183,671	241,273
HOUSEHOLDS	14,104	49,885	75,901	97,967
AVG HH INCOME	\$94,992	\$86,473	\$82,781	\$81,045



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

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LINCOLN PLACE

MARKET RETAILER 50 MILE RADIUS RANKINGS

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

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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