



Drive-Thru Opportunity Available



Prototypes for marketing purposes only



Total Wine & More

FIVE BELOW

SHOE CARNIVAL



Marshalls

ROSS DRESS FOR LESS

OLD NAVY

KOHL'S

LOWE'S (OWNED BY OTHERS)

REGIONS



PRO NAILS GameStop carter's



popshelf



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 AND A FORMER FIREHOUSE SUBS AVAILABLE FOR LEASE



# 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

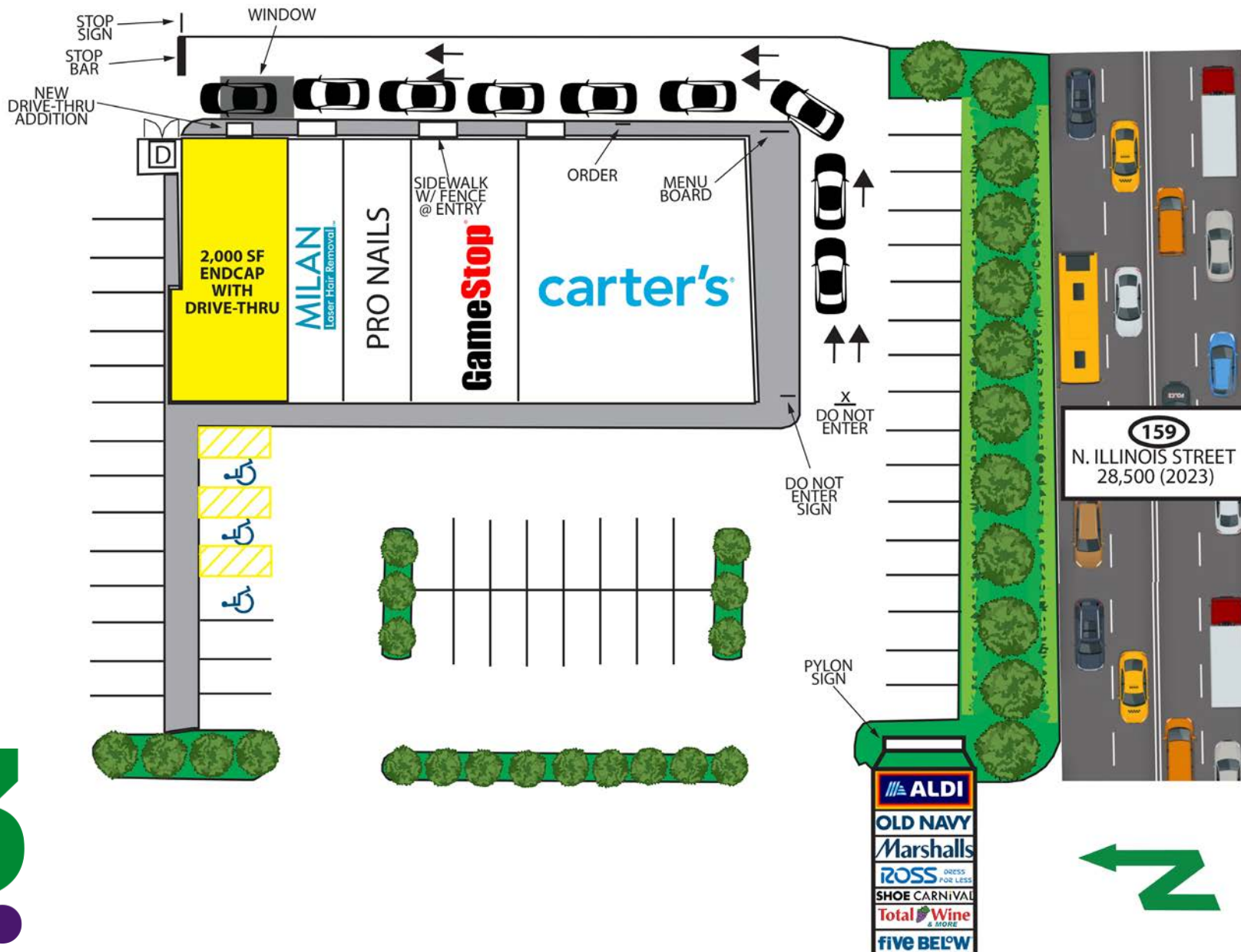
RICK SPECTOR

DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICH@L3CORP.NET



# LINCOLN PLACE

## SITE PLAN

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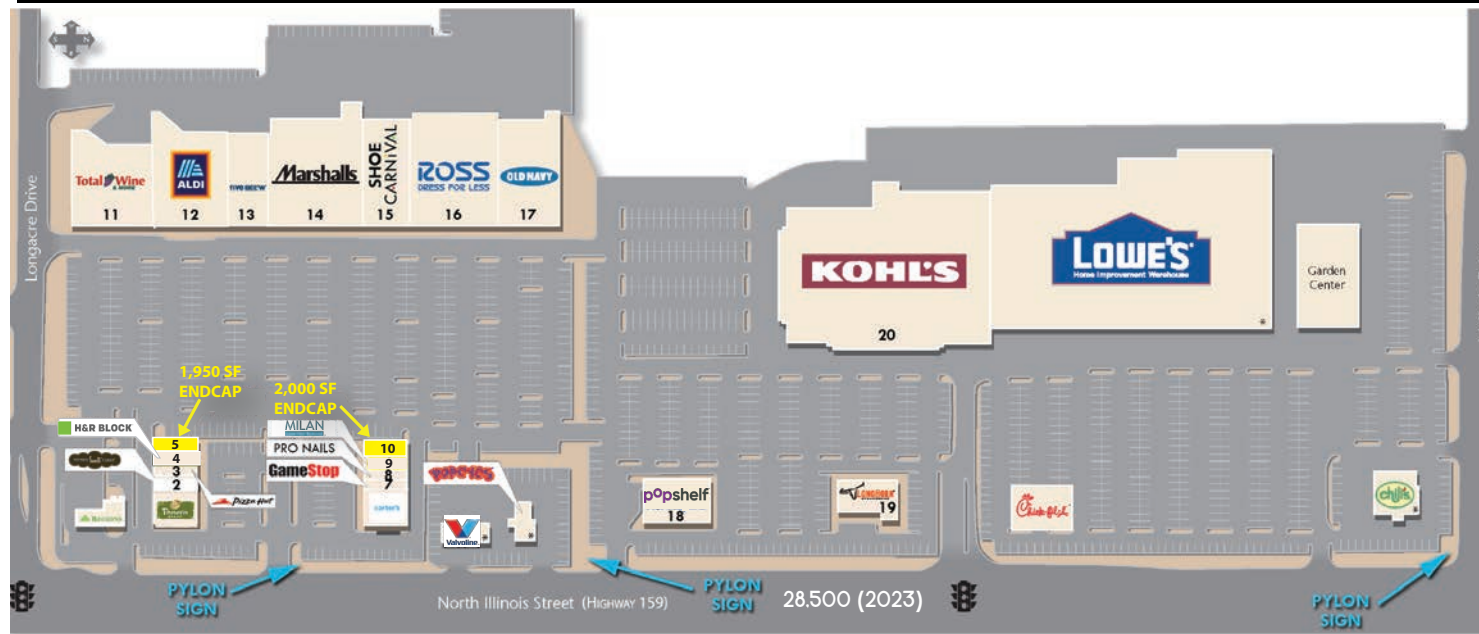
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SPACE	TENANT	SF
1	Panera	4,500
2	Nothing Bundt Cake	2,115
3	Pizza Hut/Wing Street	1,357
4	H&R Block	1,050
5	AVAILABLE (FORMER FIREHOUSE SUBS)	1,950
6	Carter's	5,000
7	Game Stop	1,250
8	ProNails	1,250
9	MILAN LASER	1,507
10	AVAILABLE	2,000
11	Total 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	pOpsshelf	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

DEC 1<sup>st</sup>, 2023 - NOV 30<sup>th</sup>, 2024 • DATA PROVIDED BY PLACER

VISITS/YEAR



3.4 M

VISITORS



688 K

VISIT FREQUENCY



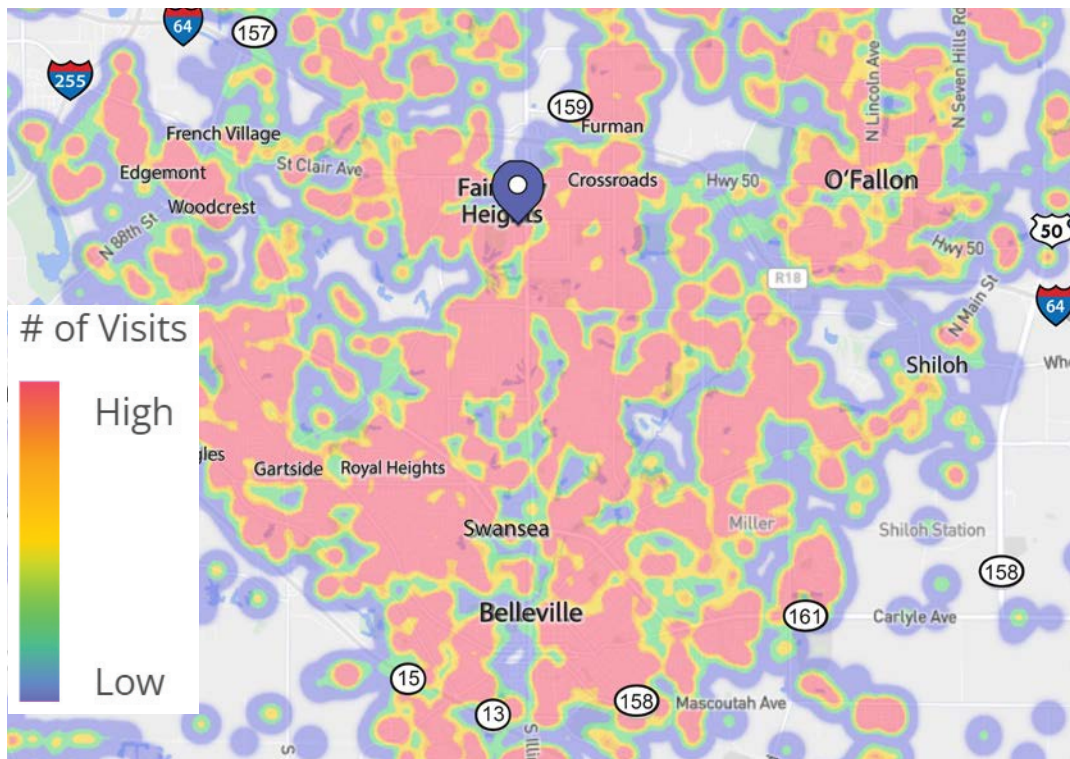
4.93

AVG. DWELL TIME



38 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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DATA PROVIDED BY PLACER.AI • JAN 1<sup>st</sup>, 2024 - DEC 31<sup>st</sup>, 2024

RETAILER

RANK

RETAILER

RANK

	2/10
	3/13
	14/16
	1/10
	1/8
	1/8
	2/3
	6/82
	1/7

	4/13
	6/9
	2/5
	13/20
	2/14
	1/5
	1/9
	1/13
	2/10

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