

2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

4,489 | 33,936 | 116,488



Daytime Population

8,607 | 26,447 | 73,690



Median Household Income

\$61,409 | \$90,850 | \$79,267



RETAIL FOR LEASE

Fairview Center

6601 - 6651 North Illinois Street | Fairview Heights, Illinois 62208

Fully Leased | Call for Details | Triple Nets: \$5.14/SF (2024 estimate)

PROPERTY DETAILS

Across from St. Clair Square regional mall

Excellent visibility from Highway 159 & I-64

Ample parking

Strong co-tenancy

Pylon signage

Highway 159 - 35,800 VPD

Joe Ciapciak

314.785.7700

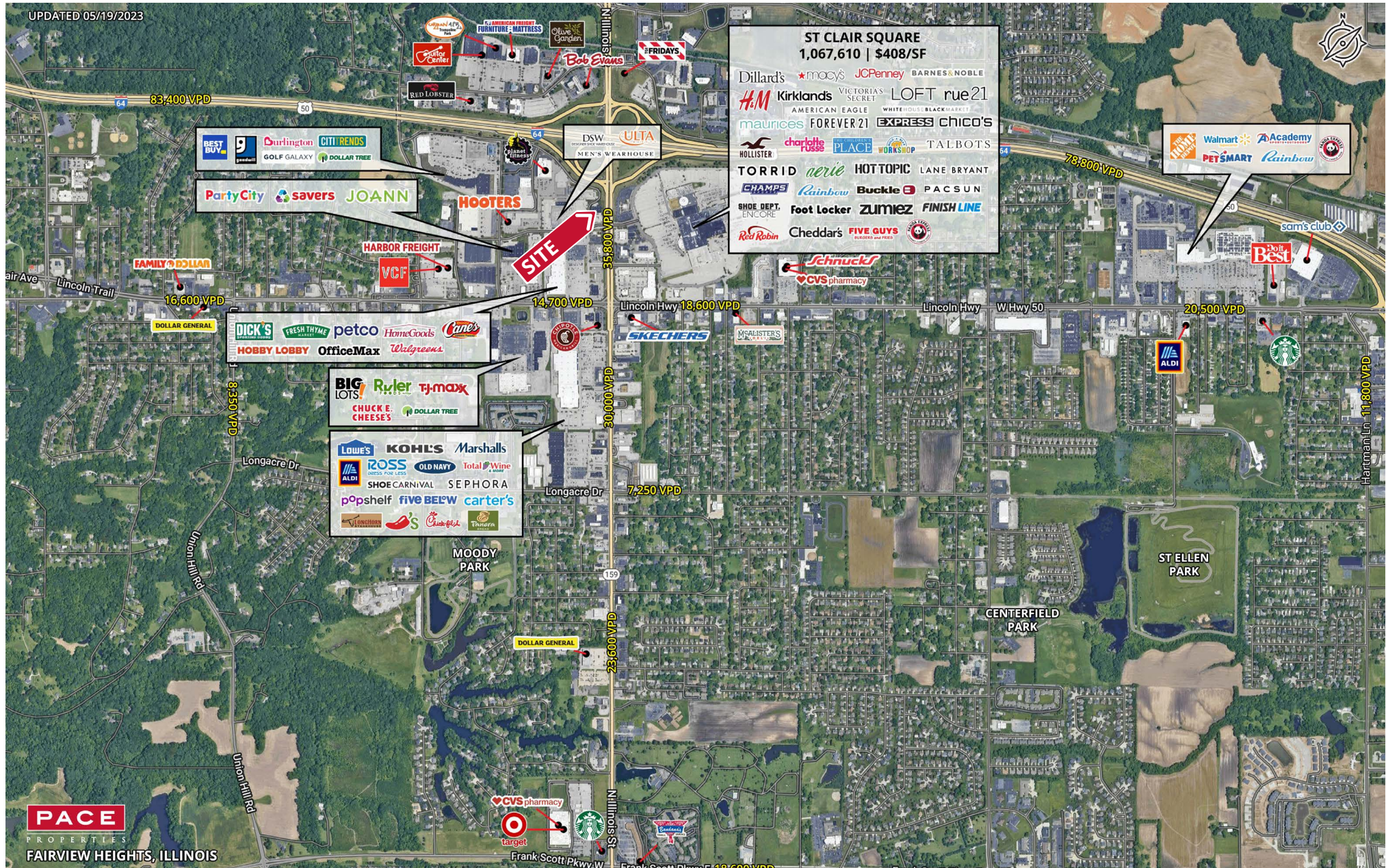
jciapciak@paceproperties.com

[PACEPROPERTIES.COM](https://www.paceproperties.com) | 314.968.9898

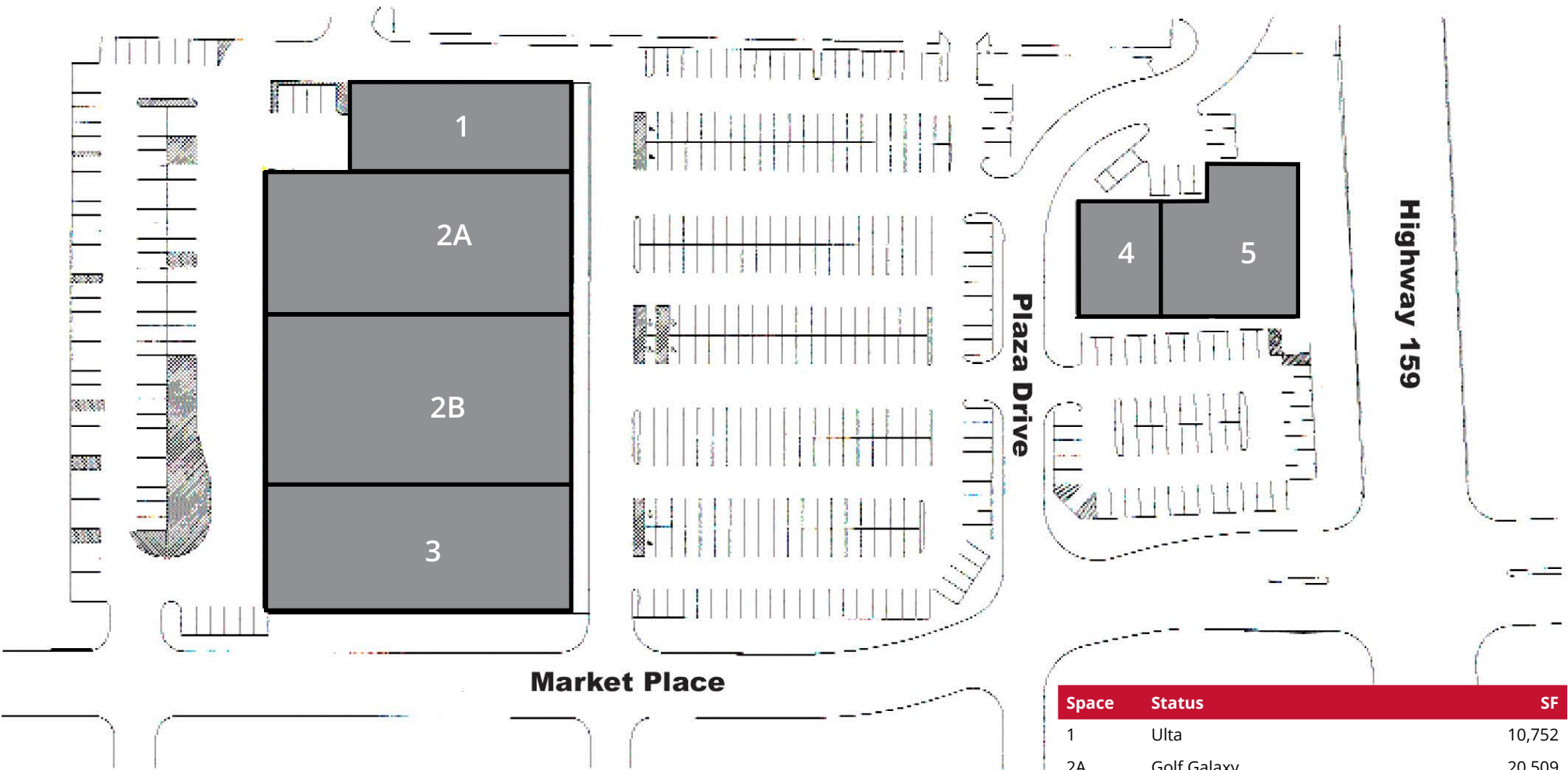
1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Trade Area Aerial



Site Plan



Space	Status	SF
1	Ultra	10,752
2A	Golf Galaxy	20,509
2B	Burlington	24,502
3	DSW	17,472
4	FedEx Office	5,072
5	Men's Wearhouse	7,296
Total GLA		85,603