



## 5350 N. Illinois Street

Fairview Heights, IL 62208

### Traffic Counts

29,300 VPD on N. Illinois Street

### Property Features

- 4,127 square foot free-standing retail building available
- 0.60 acres
- Three (3) drive in doors on front of building, additional two (2) drive in doors on side of building
- Pylon signage available
- Located at the corner of Belle Drive and North Illinois Street

### Demographics

U.S. Census	1 Mile	3 Miles	5 Miles
Population	8,137	39,514	127,536
Households	3,724	16,479	52,855
Avg HH Inc.	\$74,826	\$76,718	\$70,345

Lease Rate:

**\$14.00 PSF NNN (\$3.50 PSF estimate)**

For more information:

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# Interior Photos & Aerial



*Front Entrance*



*Interior Workspace*



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