

### 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

24,502 SF | 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

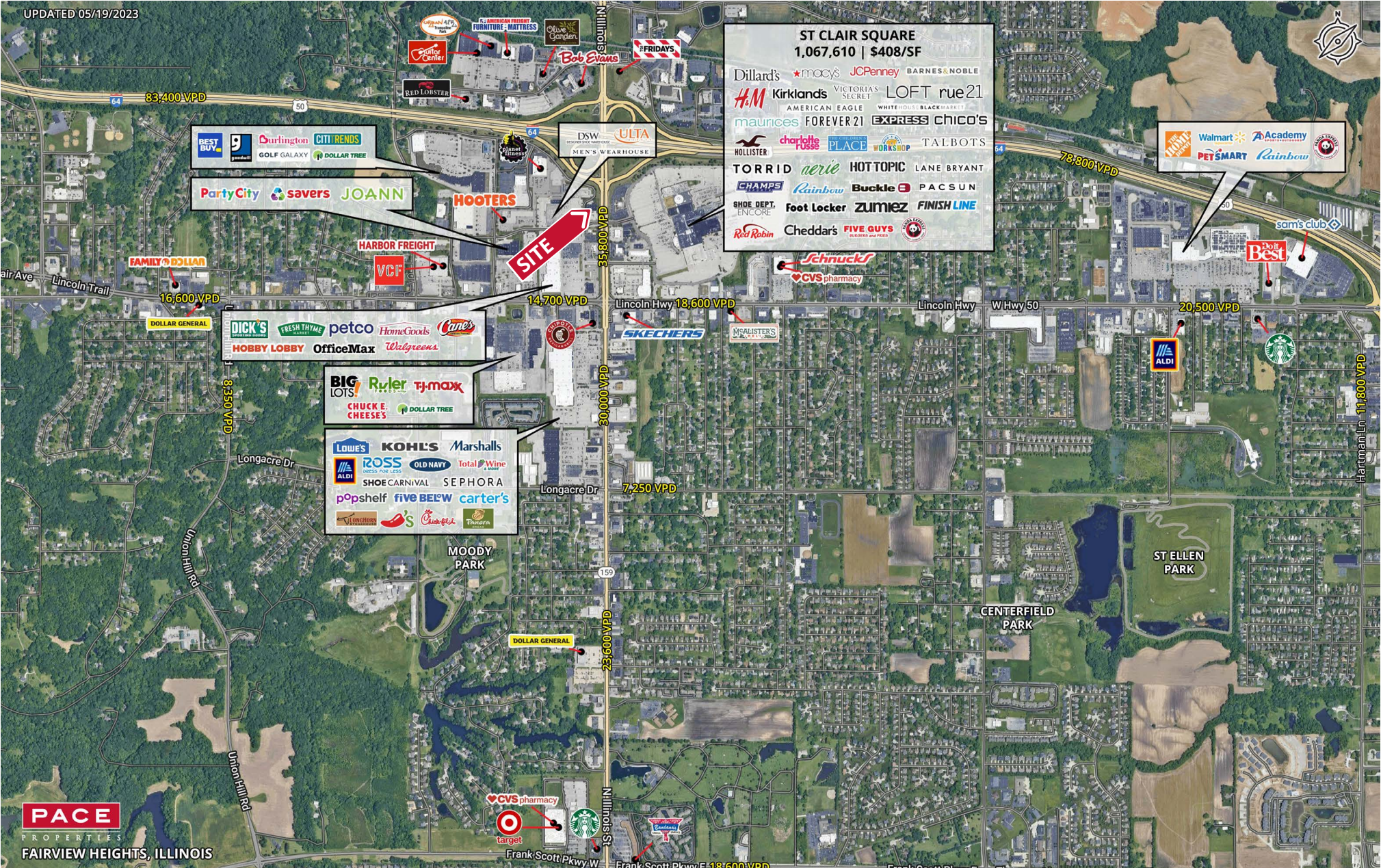
[jciapciak@paceproperties.com](mailto:jciapciak@paceproperties.com)

[PACEPROPERTIES.COM](http://PACEPROPERTIES.COM) | 314.968.9898

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

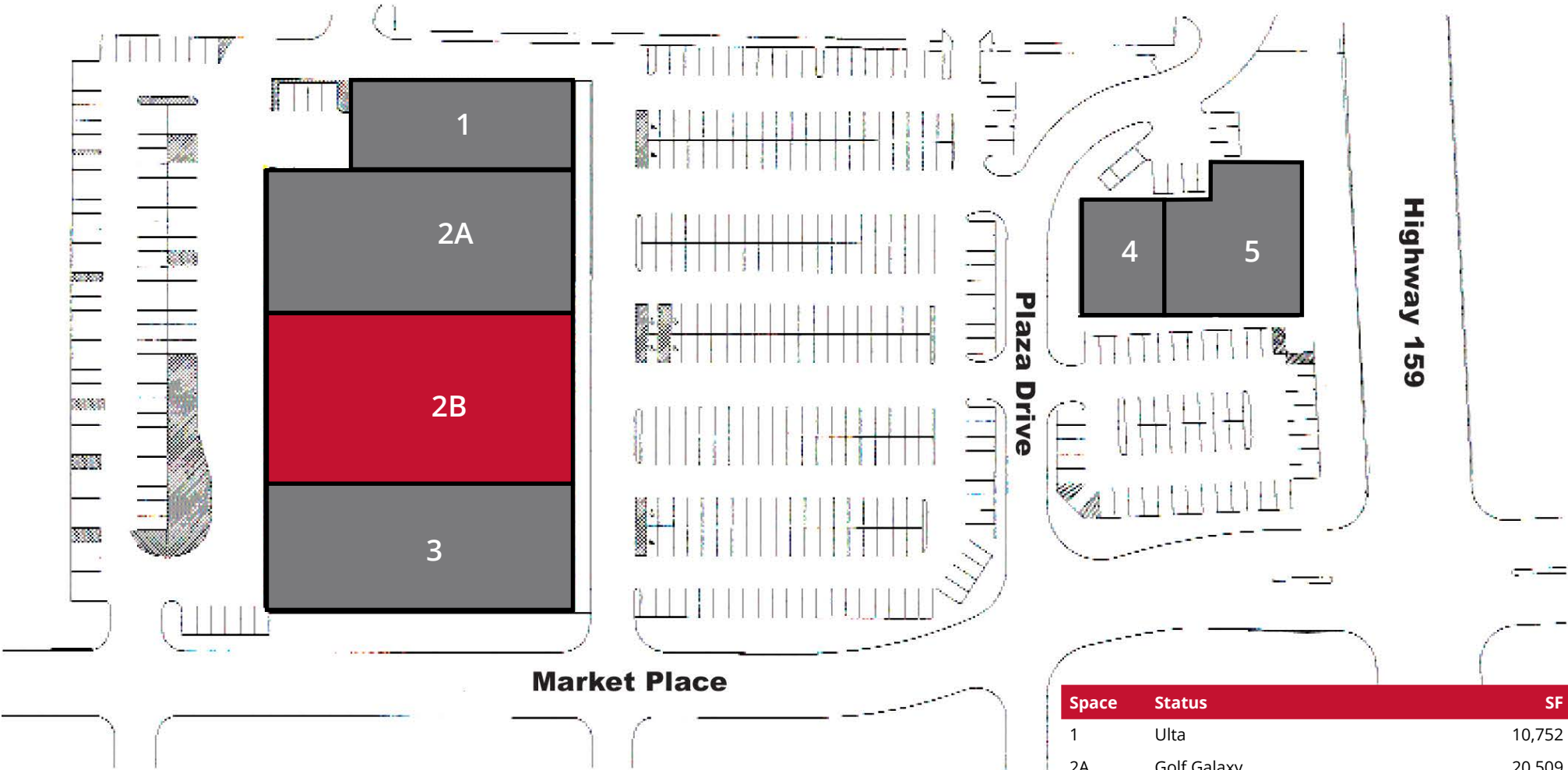
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# Trade Area Aerial



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# Site Plan



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

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