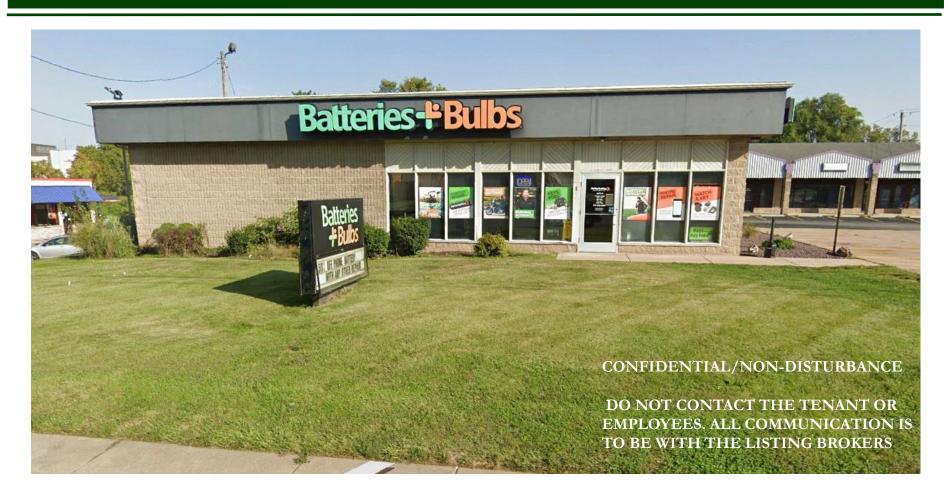
## 513 Lincoln Highway Fairview Heights, IL 62208





1177 N. Green Mount Rd, Suite 201, O'Fallon, IL 62269 Office: 618.632.5850 | Fax: 618.632.3270 Email: info@wittenauerproperties.com www.wittenauerproperties.com

## 513 Lincoln Highway Fairview Heights, IL 62208

Located in Main Retail Corridor Near Schnucks & St. Clair Square Mall 2,400 SF Well Maintained, Good Condition Full Basement Currently Used for Storage 2024 Real Estate Tax \$11,958.98 Roof Replaced 2010 HVAC Replaced 2025 Zoned B-4 General Business 17,900 Vehicles Per Day

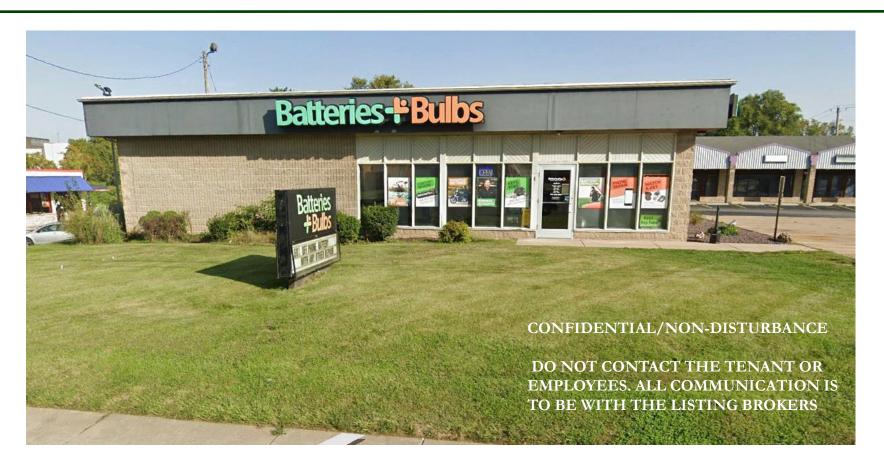
**Sale Price \$725,000** 

ESRI DEMOS	3 MILES	5 MILES	10 MILES
POPULATION	51,286	119,544	236,526
HOUSEHOLDS	20,795	48,614	93,382
MEDIAN AGE	37.4	37.4	37.1
MEDIAN HHI	\$82,404	\$75,165	\$69,795
AVG HHI	\$111,811	\$101,628	\$95,955
Age 65+	10,296	22,908	43,919









## **BRANDON PERJAK**

ASSOCIATE BROKER

BRANDON@WITTENAUERPROPERTIES.COM

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## **DAVID WITTENAUER**

PRESIDENT | DESIGNATED MANAGING BROKER

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