

513 Lincoln Highway Fairview Heights, IL 62208



CONFIDENTIAL/NON-DISTURBANCE

DO NOT CONTACT THE TENANT OR
EMPLOYEES. ALL COMMUNICATION IS
TO BE WITH THE LISTING BROKERS

WP | **WITTENAUER**
P R O P E R T I E S[®]

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The information contained herein has been given to us by the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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



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ASSOCIATE BROKER

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DAVID WITTENAUER

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