



FAIRVIEW HEIGHTS MEDICAL OFFICE FOR LEASE

BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

CALEB ANTHONIS

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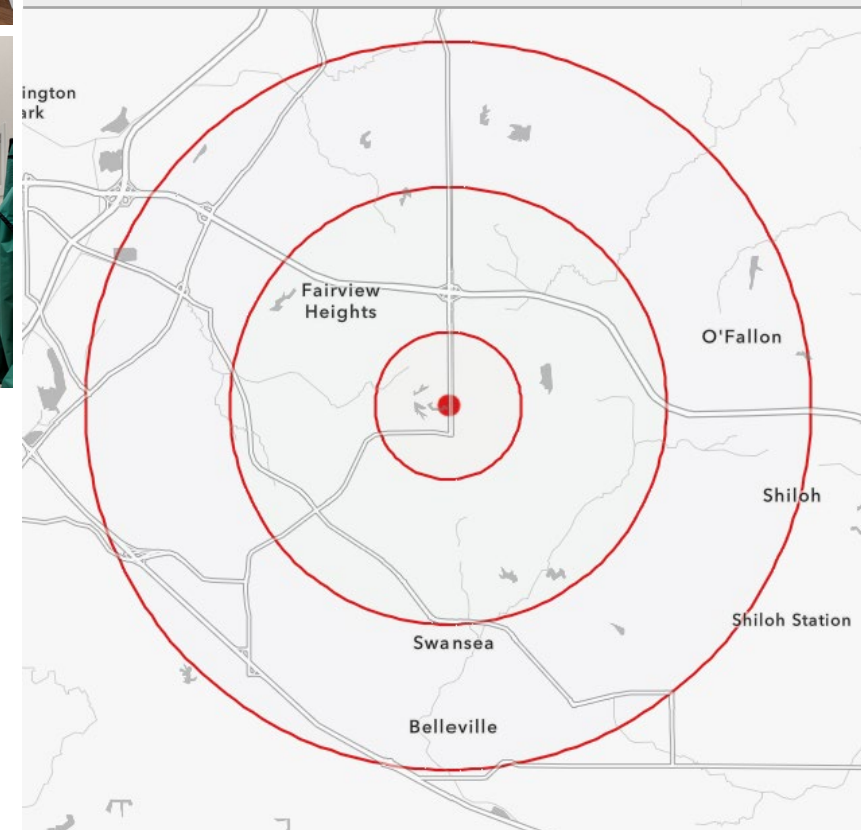
**5031 N ILLINOIS STREET
FAIRVIEW HEIGHTS, IL 62208
2,000 S.F. | \$20.00/S.F. N.N.N.**

PROPERTY INFORMATION



- HIGH-VISIBILITY RT. 159 LOCATION, 27,500 VPD
- ATTRACTIVE ALL-BRICK, SINGLE-STORY BUILDING
- FULLY SPRINKLERED BUILDING
- MOVE-IN READY SUITE - FLEXIBLE LAYOUT, APPROX. 2,000 SF AVAILABLE
- TRIPLE NET STRUCTURE - TENANT PAYS UTILITIES, CAM, TAXES, INSURANCE
- ESTABLISHED FAIRVIEW HEIGHTS OFFICE/RETAIL CORRIDOR NEAR ST. CLAIR SQUARE

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		7,893	45,394	130,589
HOUSEHOLDS		3,506	19,912	56,258
AVERAGE HH INCOME		\$100,113	\$116,670	\$108,385



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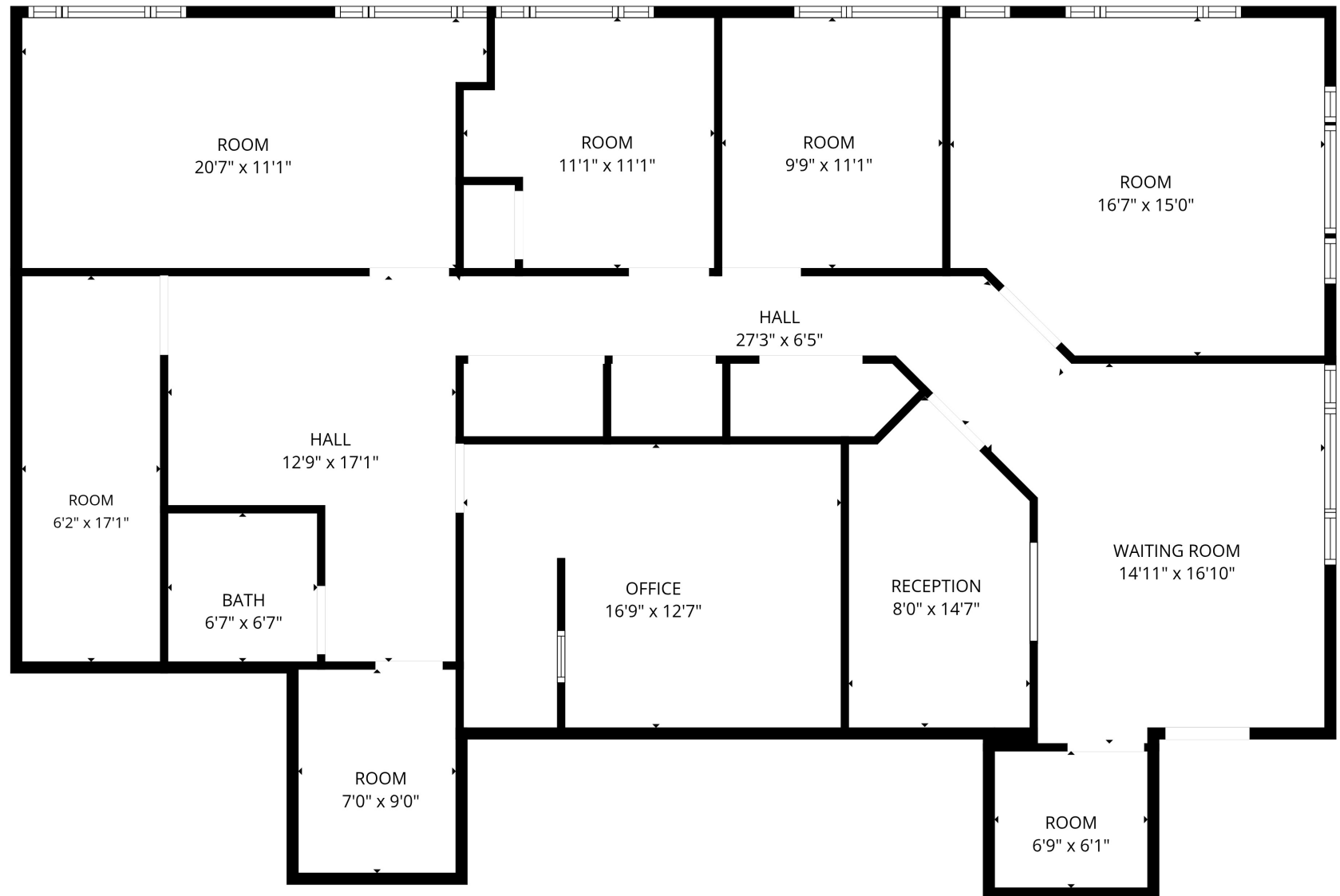
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FLOOR PLAN



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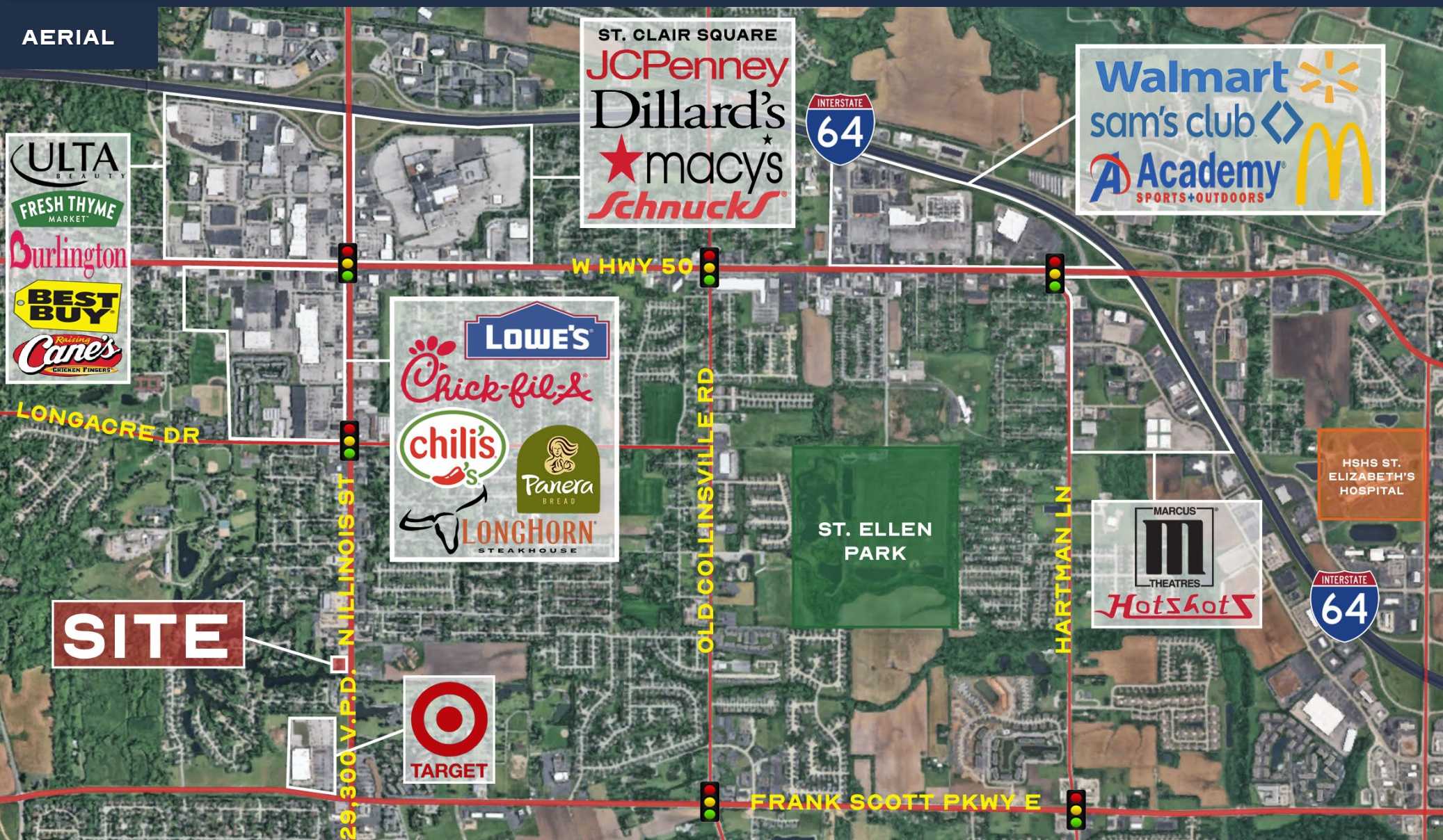
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AERIAL



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