

FAIRVIEW HEIGHTS PLAZA



SCAN HERE!



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67 LUDWIG DRIVE
FAIRVIEW HEIGHTS, IL 62208
VARYING RETAIL SPACE AVAILABLE
CONTACT BROKER FOR PRICING

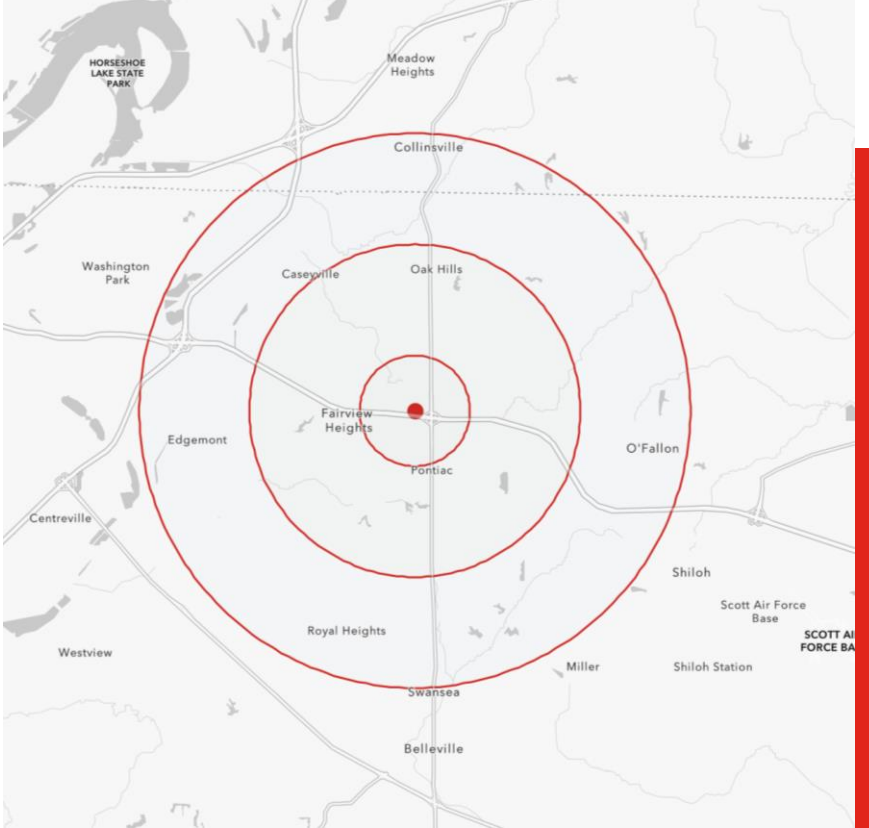
FOR LEASE

PROPERTY INFORMATION



- WELCOME DICK'S WAREHOUSE & IMPACT GAMING CENTER!
- RETAIL SPACE & OUTLOT AVAILABLE @ FAIRVIEW HEIGHTS PLAZA
- FAIRVIEW HEIGHTS IS THE DOMINANT REGIONAL RETAIL HUB OF THE ST. LOUIS METRO-EAST
- EXCELLENT VISIBILITY ALONG INTERSTATE-64 WITH OVER 75,500VPD PROMINENT PYLON AND BUILDING SIGNAGE AVAILABLE
- EXISTING ANCHORS INCLUDE GUITAR CENTER, URBAN AIR TRAMPOLINE PARK, AND AMERICAN FREIGHT
- LANDLORD WILL ENTERTAIN GROSS LEASE STRUCTURES

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|-----------|----------|
| POPULATION | 3,365 | 32,903 | 111,137 |
| HOUSEHOLDS | 1,478 | 13,480 | 46,317 |
| AVERAGE HH INCOME | \$87,061 | \$103,935 | \$96,903 |



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SITE PLAN



PROPERTY BREAKDOWN

| | | |
|----|---------------------------------|------------|
| 1 | DICK'S SPORTING GOODS WAREHOUSE | 60,137 SF |
| 2 | GUITAR CENTER | 22,176 SF |
| 3 | AVAILABLE | 4,030 SF |
| 4 | URBAN AIR | 40,624 SF |
| 5 | AVAILABLE | 1,047 SF |
| 6 | AVAILABLE | 1,473 SF |
| 7 | AVAILABLE | 1,680 SF |
| 8 | AMERICAN FREIGHT | 31,310 SF |
| 9 | GINGER BUFFET & GRILL | 8,300 SF |
| 10 | AVAILABLE | 6,055 SF |
| 11 | IMPACT GAMING CENTER | 20,310 SF |
| 12 | COMMON AREA (STATIC VACANCY) | 1,695 SF |
| A | AVAILABLE LOT | 0.77 ACRES |

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