

FOR SALE

High-Visibility Commercial Pad Sites

5024 N Illinois St

Fairview Heights, IL



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- Two commercial pad sites available within Lakeview Commons Business Park
- Each pad ± 0.52 acres, level and previously graded for efficient development
- Priced at \$130,000 per lot (pads may be purchased individually)
- Zoned PB (Planned Business) allowing medical, office, and retail-office uses
- Up to $\pm 4,000$ SF building footprint per pad, ideal for professional users
- Utilities available to site, reducing upfront development costs
- Located on N Illinois Street (IL Route 159) with strong traffic visibility
- Ideal for build-to-suit, owner-user, or investor development strategies
- Rare opportunity to secure ready-to-build commercial land in Fairview Heights

Information here in is not warranted and subject to change without notice. We assume no liability for errors on items included and quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's Tenants/Independent investigation.