

**MARKET PLACE: 301-337 Market Place
Fairview Heights, Illinois 62208
FOR LEASE**



GROW YOUR BUSINESS AT THIS IDEAL LOCATION!

Retail Suites Available for Lease

Join other popular businesses such as Hooters, Kings Beauty Supply, Sherwin-Williams, Taqueria Restaurant...

- Strong Tenant Retention: This property has a history of long-term tenant occupancy, demonstrating tenant satisfaction and confidence in the location. The stable tenant base reflects the property's desirability and long-term appeal.
- Building Signage Available
- Zoning PB, Planned Business (City of Fairview Heights)
- Ample Parking: 5.75; 1,000 Convenient parking spaces for customers and employees.
- Easy access is located off I-64 & Hwy 159
- Tenant Improvements are negotiable
- **Property Enhancements Coming Soon!** Ownership is committed to enhancing the property's appearance with planned capital improvements including exterior façade painting, new curb cuts to improve access & traffic flow, energy efficient LED lighting.
- Lease Rate: \$11.00 PSF plus NNN estimated \$5.17 PSF

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618-202-4500 Office



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

301-337 Market Place Fairview Heights, IL

SUITE	TENANT
341	Taqueria Olvera
337	Lucy's Place
335	Vacant (1,271 SF)
329-333	Sherwin- Williams Automotive
325	Vacant (1,800 SF)
321	Vacant (1,500 SF)
317	Mister's Barber & Beauty
313	Vacant (1,800 SF)
309	Kings Beauty
305	K & D Countertops
301	Hooters
58	L & M Elegant Events/ 4Cuzns' Event Planning & Catering, LLC



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Property Overview

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Fairview Heights, IL

Retail Property Listing

Location: 301-337 Market Place, Fairview Heights, IL 62208

Listing Agency: Kunkel Commercial Group

Property Details

Square Footage: 36,480 SF

Building Specifications: Constructed in 2000.

The building is one level and sits on 3.98 Acres.

Suites ranging from 1,271 SF & up

Parking Availability: 5.75: 1,000

Zoning: PB, Planned Business

Tax PIN: 03-28.0-200-040

Pricing Information

Lease Rate: \$11.00 PSF

NNN estimated \$5.17 PSF

For more information or to schedule a viewing of the property, please contact Kunkel Commercial Group at 618-202-4500.

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