

FAIRVIEW HEIGHTS PLAZA

67 Ludwig Dr, Fairview Heights, IL 62208

PROPERTY

Demographics	1 mile	3 miles	5 miles
Population	2,612	32,250	107,737
Avg. HH Income	\$66,691	\$107,991	\$103,104
Total Households	1,181	13,368	45,128

HIGHLIGHTS

- Located directly north of Interstate-64 and immediately northwest of the I-64/Illinois Street interchange
- Less than 13 miles from Downtown St. Louis
- Across from St. Claire Square Mall

NOTES

- GLA: 198,837 SF
- Availabilities: 1,047 SF- 6,055 SF
- Traffic Count: I-64 75,500 VPD
N Illinois Street 38,400 VPD

- Urban Air, Guitar Center & Dick's Sporting Goods



MASON
ASSET MANAGEMENT

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SITE PLAN



LUDWIG DRIVE 6,412 VPD

Suite	Tenant	Square Feet
1	Dick's Sporting Goods	60,137
2	Guitar Center	22,176
3	Available	4,030
4	Urban Air	40,624
5	Salon and Spa Sanctuary	1,047
6	Available	1,473
7	Available	1,680
8	Available	31,310
9	Ginger Buffet & Grill	8,300
10	Spade Athletics	6,055
11	Impact Gaming Center	20,310
12	Common Area (Static Vacancy)	1,695

 LEASED  AVAILABLE



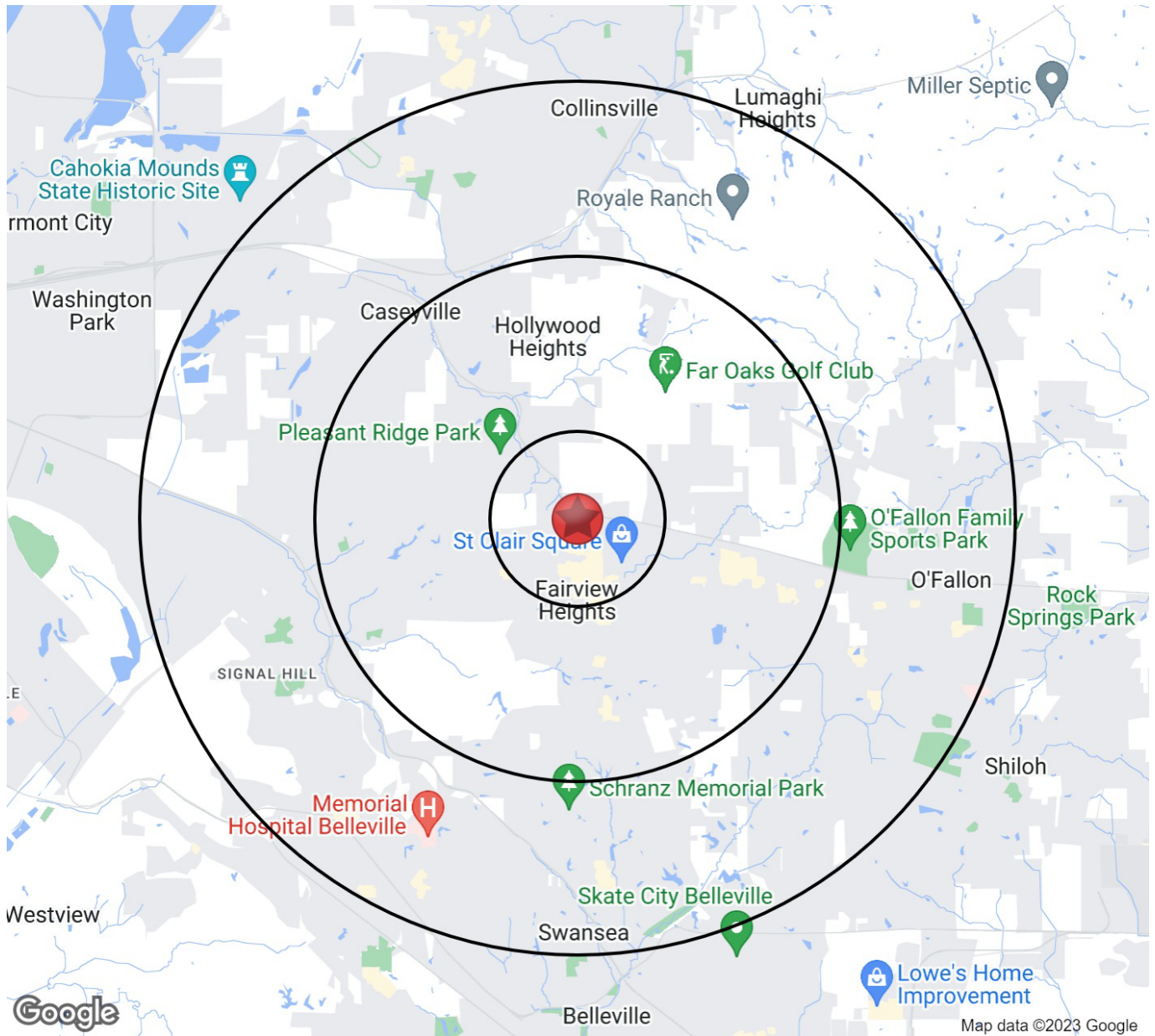
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RADIUS MAP



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