

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

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



MASON
ASSET MANAGEMENT

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150 Great Neck Road Suite 402
Great Neck, NY, 11021
www.masonam.com

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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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75,500 VPD 64

Logos in callout boxes include: Dick's Sporting Goods, Party City, Hobby Lobby, U.S. Bank, HomeGoods, Savers, DSW, Ulta, JoAnn, OfficeMax, Petco, VCF, Harbor Freight, IMO's, JYS, Aldi, NAPA, LensCrafters, American Best, Sephora, Ryler, Marthys Firm, Dollar Tree, T.J. Maxx, Kohls, Chilis, Regions, Big Lots, Lowe's, JC Penney, Dillard's, Macy's, H&M, Champs, Rainbow, Charlotte's, Hibbett, Kirklands, Hot Topic, Finish Line, Bath & Body Works, Firestone, Claire's, Torrid, Zumiez, LensCrafters, Bride Dept, Buckle, Foot Locker, Five Guys, Place, Sleep Number, Maunics, Victoria's Secret, Forever 21, American Eagle, Loft, Aerie, Talbots, Chico's, Lane Bryant, Express, Rue 21, Believer, PacSun, Visions, JD, Voodoo, Cricket, Barnes & Noble, Charleys, Rusty Robin, Carvel, Associated, CVS Pharmacy, Walgreens, Schnucks, OVS Pharmacy, Harbor Freight, NAPA, Metro, Walgreens, Subway, H&M, McDonald's, Supreme.



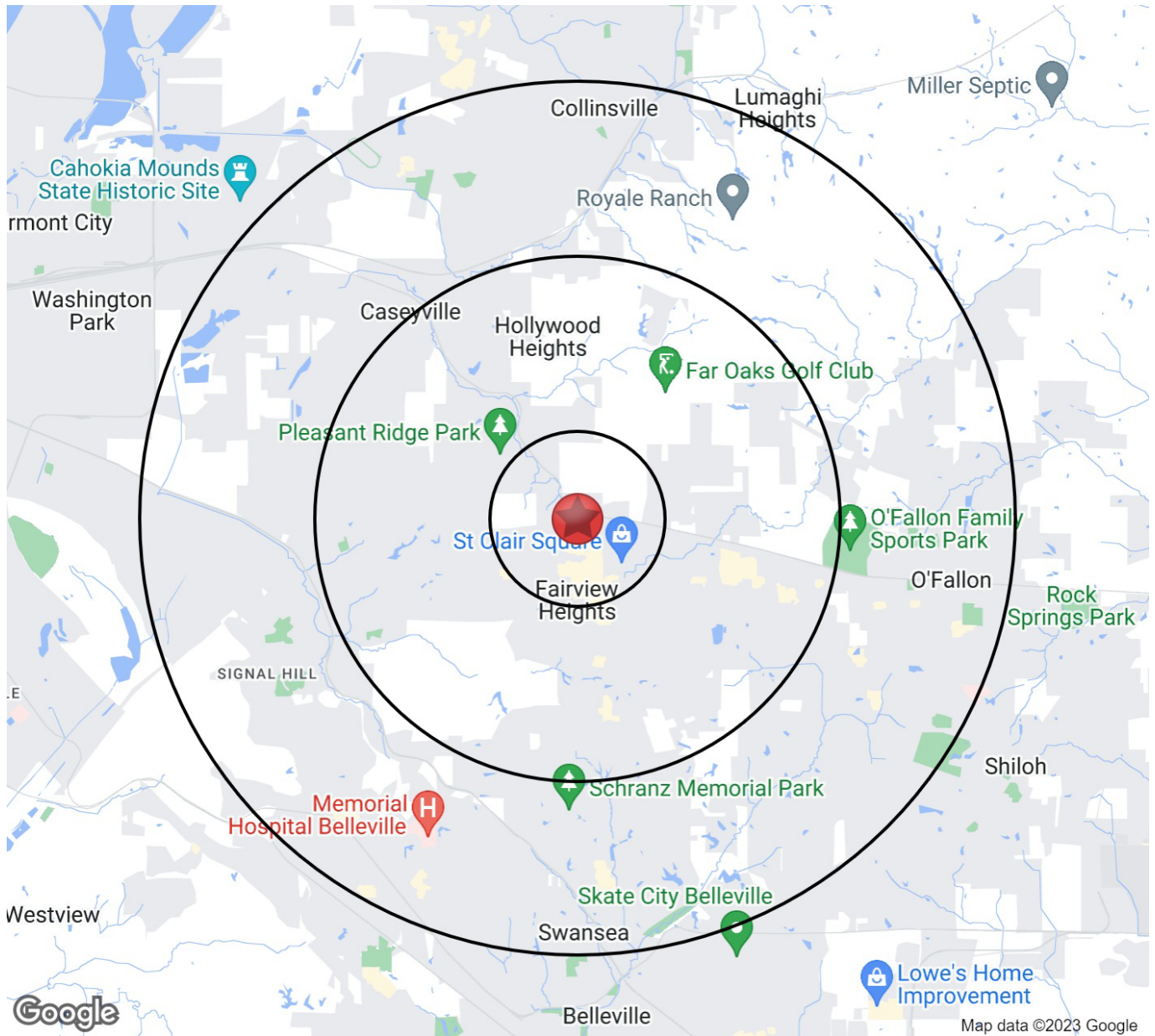
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RADIUS MAP



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