



FOR SALE/ FOR LEASE

6,400 SQ. FT. RESTAURANT

130 Ludwig Dr. Fairview Heights, IL 62208

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- 6,400 SQ. FT. restaurant building
- Large 1.61 acre land site
- Well-maintained restaurant/bar INCLUDES kitchen hoods
- Ample parking
- Pylon sign along I-64
- Highly visible location with over 250' of frontage along I-64 with 72,620 vehicles per day
- 675 hotel/motel rooms spread over nine properties within 1 mile
- Located within Fairview Heights, dense retail corridor with over 5 million square feet of retail within 3 miles
- Adjacent to a national, **top performing Red Lobster Restaurant**
- Attractive demographic profile
- Easy access to both I-64 and Highway 159
- **Lease Rate: \$19.50 NNN Lease Rate: \$19.50 NNN**
- **Sale Price: \$1,250,000**



Commercial Real Estate | 1401 S. Brentwood Blvd. Suite 650 | St. Louis, MO 63144 | www.hillikercorp.com | 314-781-0001

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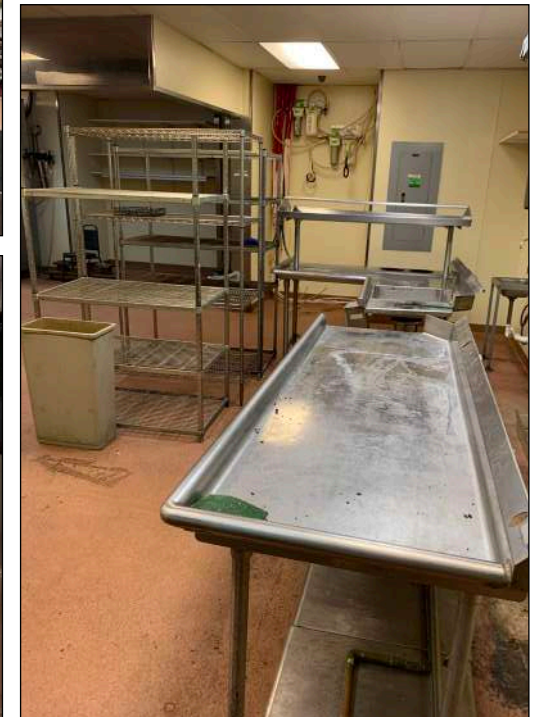
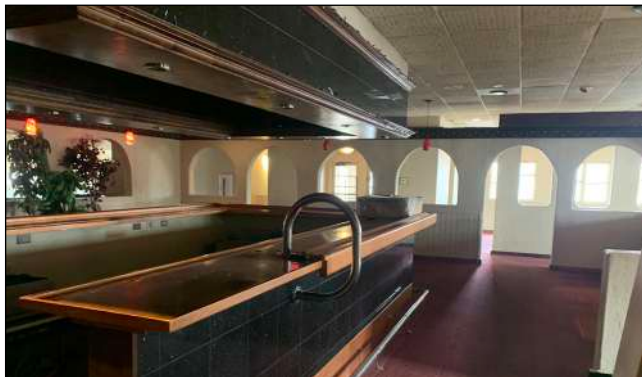
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- 2 hood systems in-place and code compliant
 - Large walk-in cooler and freezer combination
- *All cooking equipment has been removed*



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Fairview Heights is located in the southwest corner of the State of Illinois about 13 miles from St. Louis, Missouri. The population of Fairview Heights is 16,474. Fairview Heights, proximity to St. Louis makes it ideal for manufacturing and retail industries.

FAIRVIEW HEIGHTS

Demographic Profile
Suburb of St. Louis

Total Population	16,474
Households	7,062
Median Household Income	\$68,505
Median Home Value	\$145,117
Median Age	39.6

This growing community offers all the advantages of a St. Louis Metro location, yet retains small town hospitality and well planned travel routes. Fairview Heights is a local center of retail trade and tourism for all of Southwestern Illinois. St. Clair Square Mall is a shoppers paradise offering a variety of shops and restaurants.

Located just minutes away from Busch Stadium, Enterprise Center, Gateway International Raceway, Fairmont Park Racetrack, and Forest Park, which features The St Louis Zoo, The Science Center and the Missouri History Museum. Our residents and visitors also enjoy the St Louis professional sports teams, which include the St Louis Cardinals, and The St. Louis Blues.

The city has dramatically changed from what was once productive farmland into a thriving community. The high standard of living is maintained by dedicated and interested residents who enjoy the quality of their municipal services. The high school resident students attend was recently voted one of the best in the state.

After its incorporation in October of 1969, the city has formed a government that works for the betterment of both individuals and businesses. Additional programs and services designed to meet the needs of the public, along with several advisory boards and volunteer groups all contribute to the desirability of the city as a place to live, work and shop.



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