



22 UNIT MULTI-FAMILY OFFERING

5109 N. Illinois St, Fairview Heights, IL



LOCATION.
commercial real estate

5109 N. ILLINOIS ST



The information in this document has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness.

Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction of the suitability of the property for your needs.

exclusively listed by:

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LOCATION. COMMERCIAL REAL ESTATE

231 S. BEMISTON AVE | SUITE 300 | ST. LOUIS, MO

LOCATIONCRE.COM



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5109 N. ILLINOIS ST

INVESTMENT OVERVIEW



Price: \$2,120,400

9.0% Cap Rate

NOI	\$190,836.00
Price Per Unit	\$96,381.00
Occupancy	100%
Parcel Size	1.0 +/- Acres
Year Built	1973
Year Remodeled	2008
Roof Replaced	2018
Parking Lot	Gravel

FINANCIALS

Rental Income	\$263,712.00
RE Taxes	\$13,379.00
Insurance	\$5,950.00
Utilities	\$46,931.16
Repairs & Maintenance	\$6,616.00
Total Operating Expenses	\$72,876.16
NOI	\$190,836.00

- 22 Units: 1 BD / 1 BA
- Additional Office Space Leased by Chestnut Health
- Chestnut Health Leases 100% of the Units
- 24 HVAC Units replaced in 2020
- Chestnut Health handles maintenance for Units
- Landlord responsible for roof, structure, mechanical, and snow removal



Chestnut Health Systems™ is a private, not-for-profit 501(c)(3) charitable organization governed by a volunteer Board of Directors.

Chestnut offers a comprehensive scope of behavioral health and human services in Illinois and Missouri. Their professional and experienced staff is committed to providing high-quality care and services to the communities they serve. From drug and alcohol addiction treatment facilities (residential and outpatient) to primary care medical homes, to a research institute, Chestnut continuously works to achieve its mission to make a difference and improve quality of life through excellence in service.

5109 N. ILLINOIS ST

TRADE AREA OVERVIEW



Fairview Heights, Illinois is located in the Metro-East portion of the St. Louis MSA, and is 15 minutes from downtown St. Louis. With over 3 million square feet of retail, Fairview Heights is dubbed the Retail Hub of Southern Illinois. It is home to a Super Regional Mall and several shopping centers, restaurants, hotels and motels. I-64 straddles the City with traffic counts exceeding 83,000 vehicles per day.

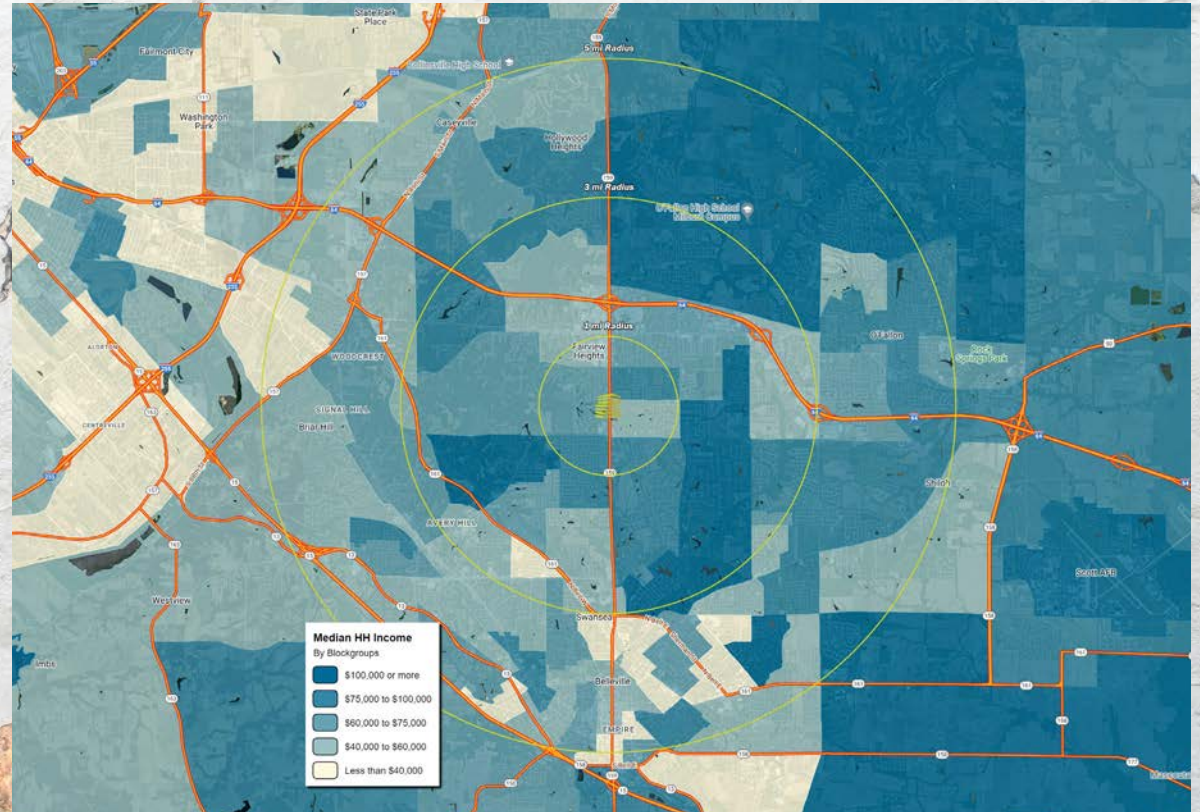
Fairview Heights is a dominant shopping destination for southwestern Illinois and includes numerous shopping centers, primarily concentrated along and around IL-159 between I-64 and Lincoln Trail. Fairview Heights is known as having some of the best shopping in Southern Illinois. St. Clair Square Mall is an enclosed shopping mall that opened in 1974 and was most recently renovated in 2003. The mall is anchored by Macy's, JC Penney and Dillard's, and features over one million square feet of GLA. It is the fifth largest mall in the St. Louis Metro area.

Located to the east of Fairview Heights is the City of O'Fallon, Illinois. O'Fallon is one of the fastest growing communities in the Metro St. Louis area. Located just 20 minutes from Downtown St. Louis, O'Fallon is a premier community in St. Clair County offering quality housing and a wide range of businesses and services. Due to its close proximity to Scott Air Force Base, O'Fallon is home to many veterans, defense contractors and active duty military personnel. O'Fallon is the third largest community in the Metro East region. O'Fallon's AA+ Bond Rating puts it at the top 94% of all cities, parks, counties and school districts in Illinois and one of the top in the Metro East area.

Shopping, dining and entertainment abound in O'Fallon. There are over 1,300 businesses that operate in the city and more open their doors each month. O'Fallon offers a state-of-the-art 15-screen movie theater and is home to numerous auto dealerships. The city has a highly educated workforce, with over 44% of the population holding a bachelor degree or higher, and major employers include businesses in the defense, finance, retail and healthcare industries. O'Fallon is the front door to Scott Air Force Base, a military installation that directly employs more than 13,000 military and civilian workers, supports over 18,000 military retirees, and indirectly employs another 25,000. The base provides a \$3 billion annual economic impact to the region. HSHS St. Elizabeth's Hospital opened in November 2017. Memorial Hospital purchased 94 acres of land at the edge of the city and has now opened its satellite hospital to continue St. Louis' Healthcare Highway into O'Fallon.

Downtown O'Fallon is the historical and eclectic heart of O'Fallon and is comprised of historic buildings that house plentiful shops and restaurants in an easily walkable location. During the year, Downtown O'Fallon is home to numerous street festivals and parades which draw thousands of residents and visitors. Downtown O'Fallon is home to a multitude of civic facilities and serves as a business center for many of O'Fallon's restaurants. O'Fallon is fortunate to have great parks and recreation programs that provide quality services, facilities and imaginative approaches to recreational and natural resource opportunities. O'Fallon's crown jewel is its Family Sports Park. This world-class facility sits on 200 acres, boasting state-of-the-art tournament baseball fields with advanced sports lighting, postmodern pavilions and concession buildings, artificial turf soccer fields, a 2.5-mile walking trail, an expansive playground and beautiful fountains and ponds.

Fairview Heights' public high school students attend Belleville East High School, part of the Belleville Township High School District in Belleville, Illinois. O'Fallon Township High School (OTHS) serves the high school population of O'Fallon and has been nationally recognized by U.S. News & World Report as one of the best high schools in Illinois. OTHS received a bronze medal award, which recognizes high-performing schools based on state exam performance.



5109 N. ILLINOIS ST

SITE OVERVIEW



1 mile 3 miles 5 miles

POPULATION	7,540	43,053	128,487
HOUSEHOLDS	3,409	18,961	55,213
EMPLOYEES	3,705	19,846	44,877
AVG HH INCOME	\$84,328	\$99,738	\$92,799

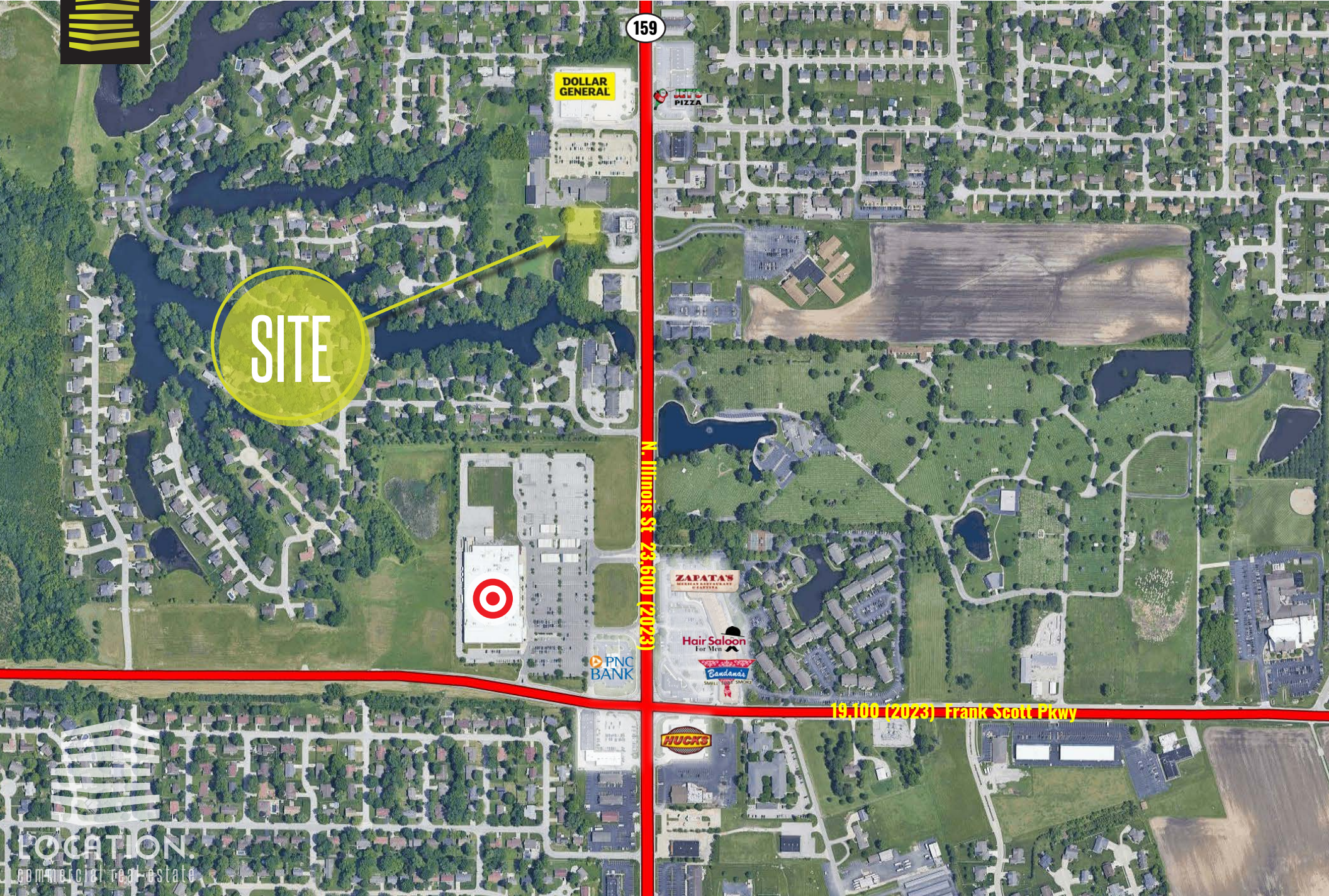
Over the years, Fairview Heights has grown into a local center of retail trade and tourism for Southwestern Illinois. The city is home to the super regional St. Clair Square Mall, and serves as a significant shopping center for Southwestern Illinois.

MAJOR EMPLOYERS



5109 N. ILLINOIS ST

M I D A E R I A L



SITE

159

DOLLAR GENERAL

PIZZA



PNC BANK

ZARATA'S

Hair Saloon For Men

Pandano's

19.100 (2023) Frank Scott Pkwy

HUCK'S

LOCATION
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5109 N. ILLINOIS ST MARKET AERIAL



SITE

O'FALLON FAMILY SPORTS PARK
200 ACRES

HSHS ST. ELIZABETH'S HOSPITAL
1,087 EMPLOYEES (2022)
144 LICENSED BENS (2022)
*2022 DATA NOT AVAILABLE

SCOTT AFB
4 MI EAST
13,000 EMPLOYEES (2023)

MEMORIAL HOSPITAL SHILOH

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Urban Air
DICK'S SPORTSWEAR SALE STORE

BEST BUY
DSW
ULTRA
PROPOSED GOLF
PROPOSED Burlington

JOANN
Party City
TJ-MAXX

SKY ZONE
BIG LOTS
Ryler
LOWE'S
KOHLS

OLD NAVY
ROSS
SHOE CARNIVAL
Marshall's
Total Wine & More



JCPenney
Dillard's
backstage
macy's
FORMER sears

ST. CLAIR SQUARE

petco
DICK'S
FRESH THYME
HOBBY LOBBY
HomeGoods
OfficeMax

Schnucks
Watson's

Academy
PETSMART

Walmart

sam's club

9
GrandMart

ALDI

MARCUS
LINEARIS

at home

CLUB FITNESS
NORTHERN
FITNESS & WELLNESS

DOG WOOD

Gateway
CARD STORE
MENARDS

meijer
PROPOSED

FAMOUS
footwear

Target
Michaels

Dierbergs
Ashley
HOME STORE
ROSS
DRESS FOR LESS

20,000 (2023)

83,000 (2023)

21,800 (2023)

17,900 (2023)

15,800 (2023)

24,000 (2023)

W. State St 10,600 (2023)

13,300 (2023)

61,500 (2023)

159

22,200 (2023)

22,300 (2023)

19,100 (2023) Frank Scott Pkwy

18,200 (2023)

58,600 (2023)

Green Mount Road



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