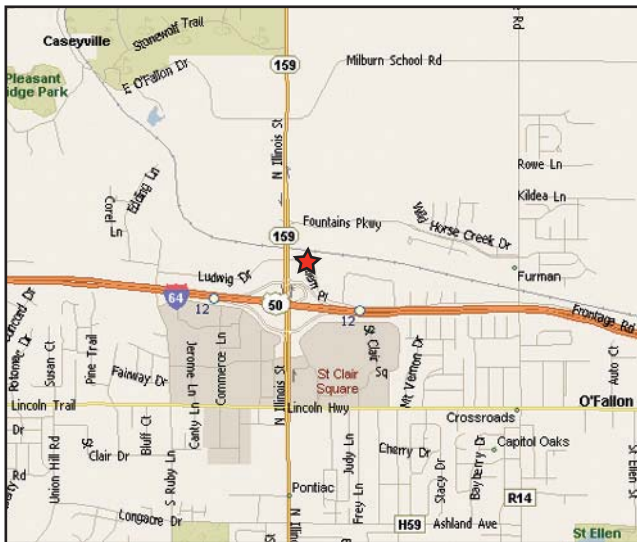


OFFICE/INVESTMENT FOR SALE

317 SALEM PLACE
FAIRVIEW HEIGHTS, IL 62208



Investment Opportunity! Attractive Medical Office with an excellent, long-standing tenant mix

Above Average Parking Ratio

Located just off Highway 64 @ 59

Site is Close to Restaurants and Shopping

Lot Size	1.7 acres
Building Size	18,154 sf
Frontage	North side of Salem Place
Stories	(1) One
Zoning	Planned Business District
Year Built	1988
Current Tenants	The Medicine Shoppe, Fairview Heights Medical Group, Quest Diagnostics, Advanced Cardiology and Vascular, The Retina Group,
Taxes	\$31,405.28 (2009)
Sale Price	\$1,987,500.00



MCKELVEY PROPERTIES
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Patricia McKelvey

pmckelvey@mckelveyproperties.com

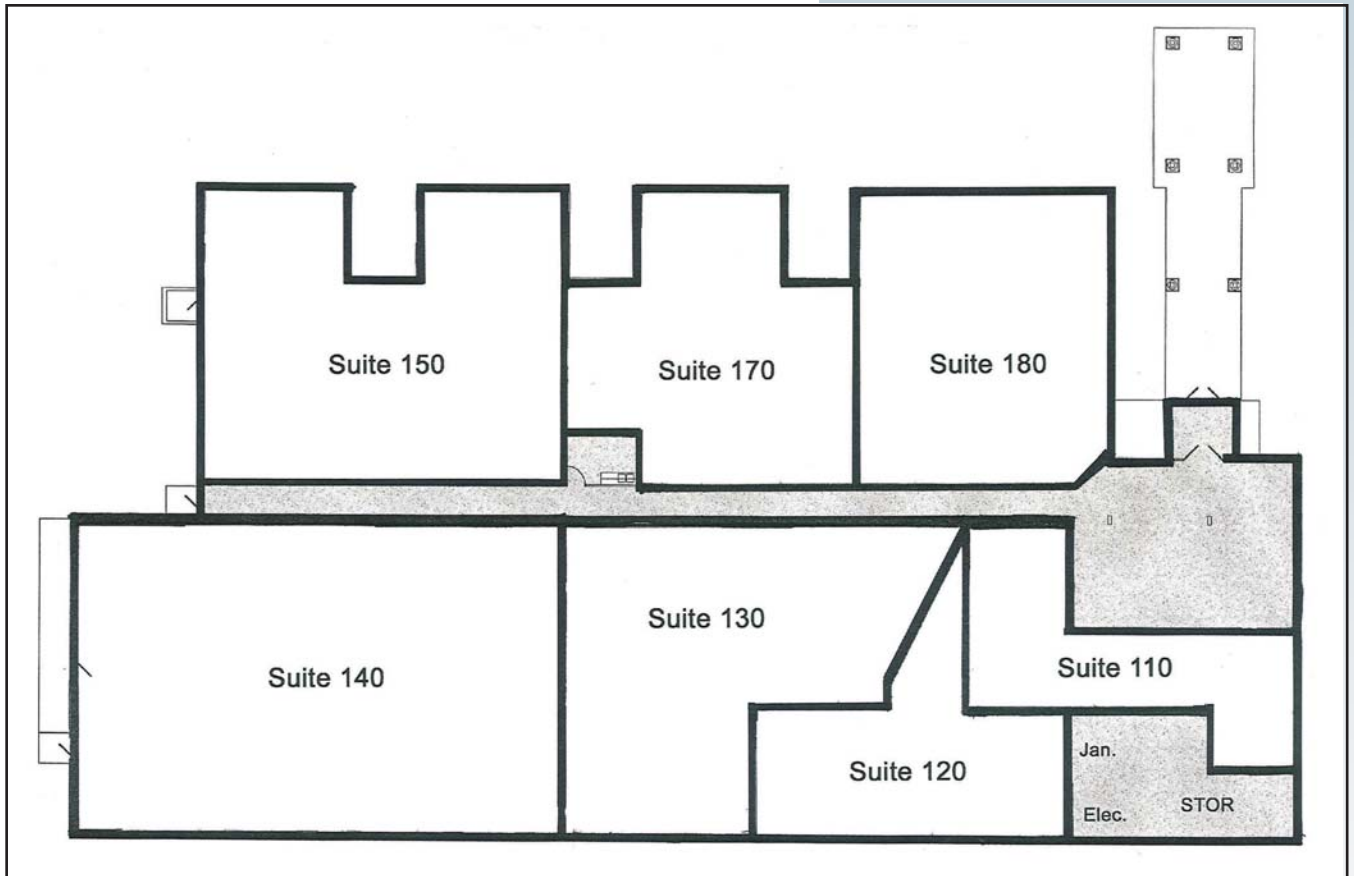
636-669-9111 x225 office

636-669-9117 fax

2154 Bluestone Drive

St. Charles, Missouri 63303

www.mckelveyproperties.com



317 SALEM PLACE
FAIRVIEW HEIGHTS, IL 62208



		2000 Census	2006 Estimate	2011 Projection	2006 to 2011
Summary	Demographics 3 mile radius				
	Population	23,612	25,809	26,863	0.8%
	Households	9,173	10,067	10,536	0.91%
	Families	6,593	7,030	7,204	0.49%
	Average Household Size	2.55	2.54	2.53	
	Owner Occupied HUs	7,292	8,105	8,594	1.18%
	Renter Occupied HUs	1,881	1,962	1,942	
	Median Age	38.0	40.6	41.8	
Households By Income	< \$15,000	813	723	622	5.9%
	\$15,000 - \$24,999	1,053	792	734	7.0%
	\$25,000 - \$34,999	1,086	1,141	950	9.0%
	\$35,000 - \$49,999	1,636	1,615	1,486	14.1%
	\$50,000 - \$74,999	2,331	2,404	2,394	22.7%
	\$75,000 - \$99,999	1,161	1,523	1,669	15.8%
	\$100,000 - \$149,999	763	1,370	1,781	16.9%
	\$150,000 - \$199,999	193	259	541	5.1%
	\$200,000 +	128	239	359	3.4%
	Average Hhld Income	\$49,931	\$57,091	\$64,214	
Median Hhld Income	\$58,457	\$69,097	\$80,350		
Per Capita Income	\$22,913	\$27,095	\$31,678		
Population By Age	0 - 4	1,418	1,541	1,598	5.9%
	5 - 9	1,566	1,526	1,554	5.8%
	10 - 14	1,827	1,602	1,717	6.4%
	15 - 19	1,635	1,725	1,538	5.7%
	20 - 24	1,128	1,529	1,455	5.4%
	25 - 34	2,996	2,980	3,174	11.8%
	35 - 44	4,169	3,988	3,666	13.6%
	45 - 54	3,318	4,271	4,660	17.3%
	55 - 64	2,130	2,756	3,553	13.2%
	65 - 74	1,874	1,839	1,849	6.9%
	75 - 84	1,194	1,519	1,462	5.4%
85+	358	532	636	2.4%	
Population By Race/ Ethnicity	White	19,600	19,890	19,646	73.1%
	Black	2,938	4,470	5,424	20.2%
	American Indian or Alaska Native	53	71	83	0.3%
	Asian	479	652	820	3.1%
	Pacific Islander	5	8	10	0.0%
	Some Other Race	170	240	310	1.2%
	Two or More Races	367	477	569	2.1%
	Hispanic Ethnicity	517	757	982	3.7%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.



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