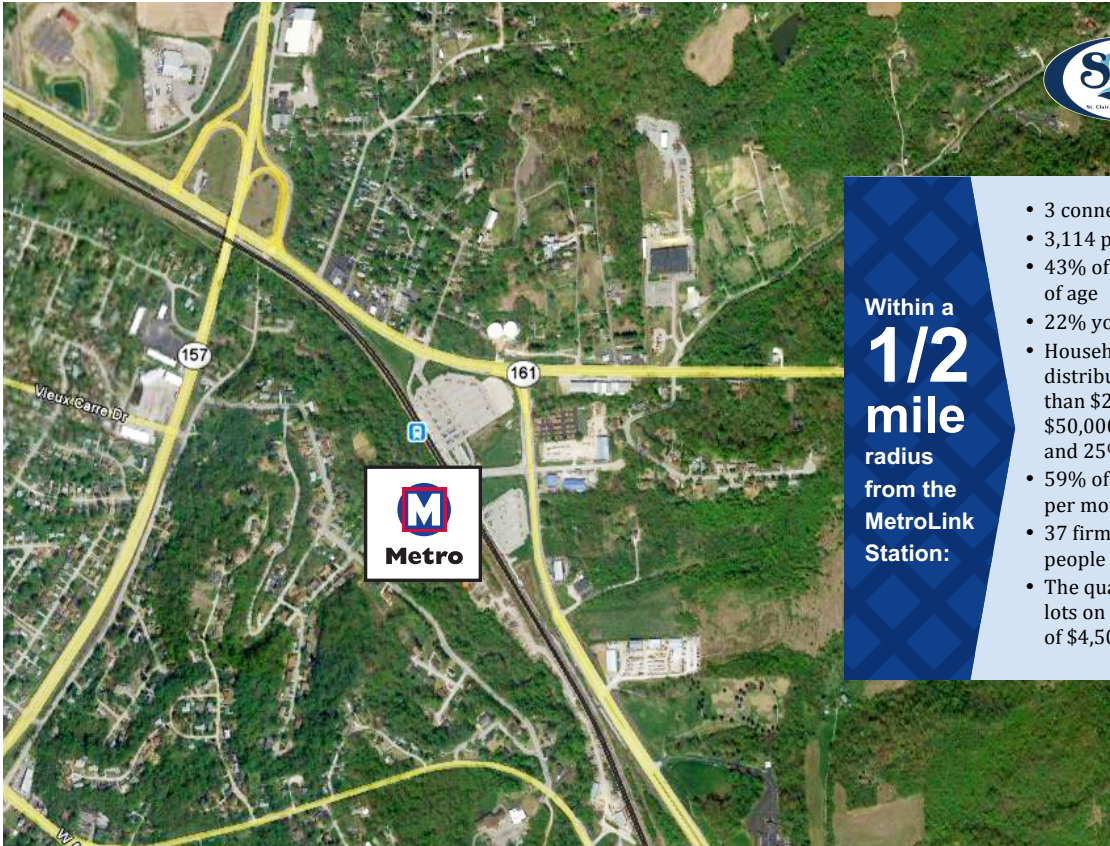




# Fairview Heights Station

Work. Play. Everyday. Take Transit to go your way.



**Within a 1/2 mile radius from the MetroLink Station:**

- 3 connecting MetroBus routes
- 3,114 population
- 43% of residents between 35 and 64 years of age
- 22% younger than 18
- Household income is fairly equally distributed across income levels, 25% less than \$25,000; 25% between \$25,000-\$50,000; 25% between \$50,000-\$75,000; and 25% making over \$75,000
- 59% of rental units are priced below \$500 per month
- 37 firms and agencies employing 510 people
- The quarter-mile station area covers 117 lots on 13 blocks, with a total assessed value of \$4,503,848.



**1930** Daily MetroLink boardings



Parking spaces at the station **853**

The Fairview Heights Station is located in the City of Fairview Heights, but the quarter-mile station area also extends westward into the City of East St. Louis. Those two portions of the station area have different land use patterns. The western side of the station area contains a residential neighborhood of single-family homes, while the eastern side is developed mostly with commercial and light industrial uses. The Fairview Heights Station and two Metro-owned Park-Ride Lots are located near the intersection of two major corridors, Saint Clair Avenue and IL-161/94<sup>th</sup> Street. Saint Clair Avenue runs east-west through the station area and hosts a mix of land uses, including single-family homes and an industrial park. IL-161/94<sup>th</sup> Street runs north-south and has a mostly commercial and industrial character.

The area north of Saint Clair Avenue, in the City of Fairview Heights, contains a mix of single-family homes and businesses. IL-161/94<sup>th</sup> Street hosts single-story retail uses, a motel complex, and a small industrial park. Half of the station area lies west of the MetroLink rail line, but there is no pedestrian access to the station across the MetroLink right-of-way.

*The two Metro-owned Park-Ride Lots total approximately 18 acres and contain 853 spaces.*

**Ground Lease or Air Rights opportunities available.**

**[Station is in an area that is eligible for New Markets Tax Credits \(NMTCs\)](#)**



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