



Colliers

Accelerating success.

FOR LEASE

1001-1161 W. Broadway
Centralia, IL 62801

Peter Block

Executive Vice President
+1 847 384 2840
peter.block@colliers.com

Scott Barrett

Senior Vice President
+1 847 698 8209
Scott.barrett@colliers.com

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6250 River Road,
Rosemont, IL 60018

Summary

Fairview Park Plaza is a dominant shopping center located in Centralia, IL. This 272,000 square foot shopping center is being revitalized and boasts a diverse national and regional tenant mix across retail, services and dining. It has the benefit of being anchored by a **Schnucks Grocery Store**, ensuring consistent foot traffic. The success of re-tenanting is now exemplified by the recent lease signing of **New Ollie's Bargain Outlet**. Additional tenants driving traffic to the site include **Burke's Outlet, Rent-A-Center, Firestone, Shoe Sensation, Maurices, Hibbett Sports, and Sonic Drive-In**.

There are multiple available units ranging from small shop spaces to large anchor opportunities. There are also Outparcel opportunities with high visibility along IL State Highway 161. There is ample parking with nearly 2,000 spaces and strong traffic counts -±12,850 VPD.

Centralia is a strategically located city in south-central Illinois, offering access to major transportation corridors including Interstates 57 & 64, U.S. Route 50, and three rail lines. It has proximity to St. Louis (approx. 60 miles), enhancing regional connectivity. Centralia has a diverse economy with strengths in manufacturing, healthcare, retail, and distribution. There is a Growing entrepreneurial culture and downtown revitalization attracting new investment and tourism. The City has an affordable living and a skilled workforce supported by institutions like **Kaskaskia College**.



DETAILS

Lease Rate	Negotiable
Building Size	272,000 SF
Available Size	1,200 -64,726 SF
Market	St. Louis
Parking Spaces	+/- 2,000

Property & Area Details

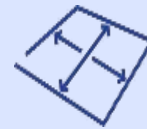
Location Overview

Centralia, Illinois, is a regional hub in south-central Illinois spanning Marion, Clinton, Jefferson, and Washington counties, with a population of roughly 12,000 residents. The community benefits from its strategic location along Illinois Route 161 and U.S. Route 51, offering convenient access to Interstate 57 and Amtrak service connecting to Chicago and Carbondale. Centralia is supported by a mix of industries including healthcare, education, manufacturing, and retail, and is home to St. Mary's Hospital, Kaskaskia College, and several major employers. Residents and visitors enjoy recreational amenities such as Lake Centralia and Foundation Park, while the historic downtown and Fairview Park Plaza serve as retail and service hubs. While the area has experienced some population decline, Centralia continues to function as an important service and retail destination for surrounding smaller communities.



Area Tenants / Schools / Attractions

- Schnucks
- Burkes Outlet
- Maurices
- Factory Connection
- Rent-A-Center
- Firestone
- Great Clips
- Cosmo Prof
- Hibbett Sports
- Sonic Drive-in
- Taco Bell
- Long John Silver's
- T-Mobile
- Shoe Sensation
- World Finance
- Sonic
- Ollie's
- US Army
- Wendy's
- O'Reilly's
- Ace Hardware
- Hardees
- Walmart



1,200 -64,726 SF
Available SF divisible



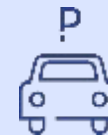
10 Miles Shopping
draw



Strong national
tenant mix



12,850 VPD
Traffic Counts



2,000+
Parking Spaces



FAIRVIEW PARK PLAZA

1001-1161 W. Broadway
Centralia, IL | 62801

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TENANT LIST (GLA 274,215 SF)

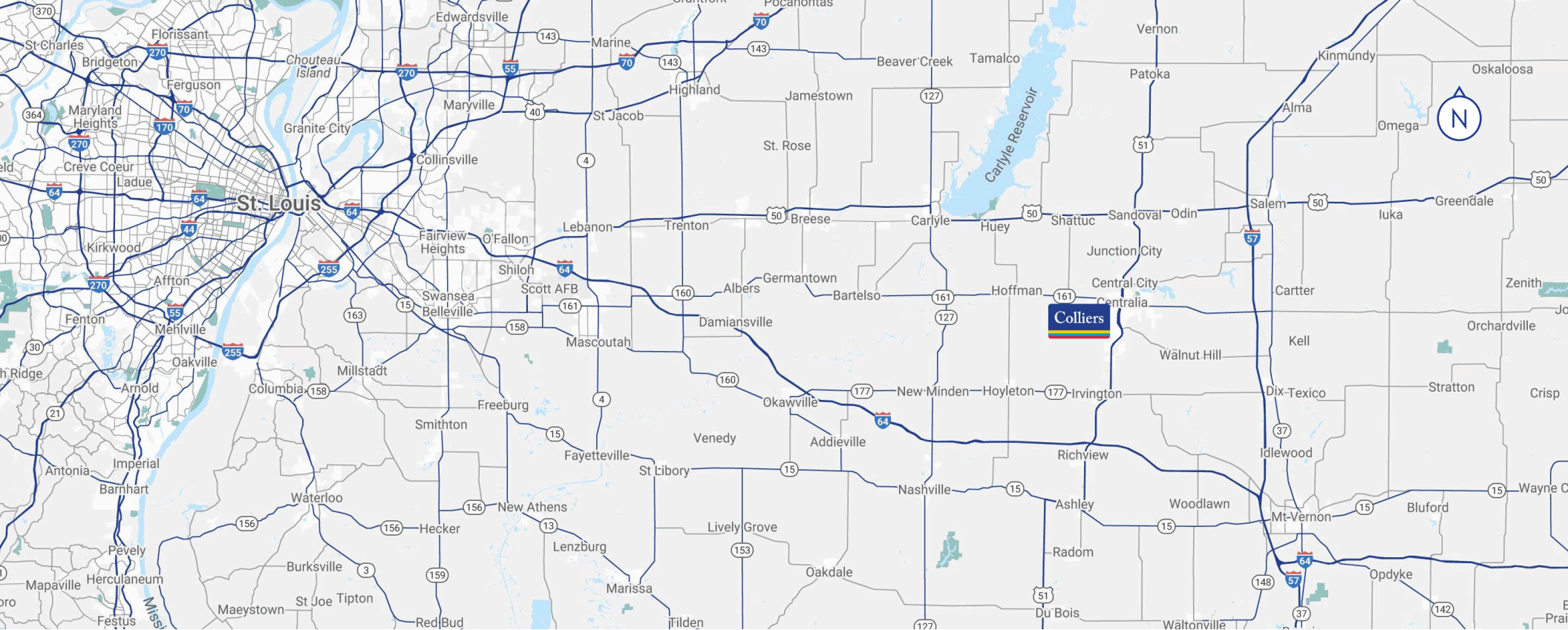
Unit	Tenant	GLA
OUT1	AVAILABLE	1,200
OUT2	Sonic	1,400
OUT3	AVAILABLE	1,100
OUT4	AVAILABLE	2,000
OUT5	AVAILABLE	4,000
OUT6	AVAILABLE	1,750
OUT 7	Sherry's Shaved Ice	
OUT8	Taco Bell	
100	Ollie's	34,022
200	Schnucks	37,800
210	AVAILABLE	3,000
220	AVAILABLE	11,500
230	Hibbett	7,600
235	AVAILABLE	4,200
240	AVAILABLE	5,500
250	Burke's Outlet	20,000
260	World Finance Corporation	1,600
270	AVAILABLE	450
280	Rent A Center	6,164
290	Maurices	6,000
300	Byrd Watson Pharmacy	8,000
310	Great Clips	1,600
330	Shoe Sensation	5,520
340	AVAILABLE	3,600
350	Cricket Wireless	2,500
360	Tequila's Restaurant	3,900
370	AVAILABLE	3,809
380	AVAILABLE	11,450
400	AVAILABLE	49,467
500	AVAILABLE	7,680
510	Cosmo Prof	2,100
520	New Peking Restaurant	2,800
530	Jenny's Nails	1,700
540	US Army	750
550	AVAILABLE	1,400
560	Diamond's Cafe	1,400
570	AVAILABLE	1,400
580	AVAILABLE	3,840
590	AVAILABLE	3,000
600	Firestone	9,013
Total		274,215

SITE LEGEND

- Available
- Leased
- Leased But Available
- Pad Site
- Not A Part (NAP)







DEMOGRAPHICS	3 MILES	5 MILES	10 MILE
Total population	15,099	18,461	27,551
Median age	41.0	42.0	42.9
Total households	6,067	7,514	11,363
Average Household Income	\$66,527	\$68,985	\$74,248
Businesses	814	903	1,131