

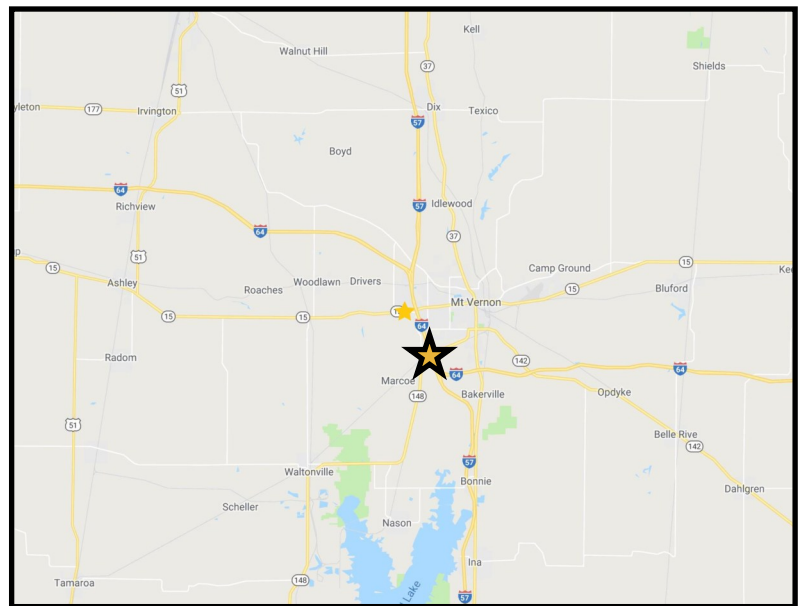
+/- 10 ACRES FOR SALE 39 MATEER RD. MT. VERNON, IL

39 Mateer Rd., Mt. Vernon, IL offers a rare opportunity to acquire **±10 acres** at one of Mt. Vernon's last premier retail



PROPERTY HIGHLIGHTS

- 10+/- acres can be divided for sale, lease, or Build to Suit
- Located at the last and best corner developed for retail
- **1/2 a mile of frontage** along interstate 57/64.
- Mt. Vernon is a draw for 9 surrounding counties due to the area employers
- Excellent interstate visibility
- Major retailers operating in Mt. Vernon, IL include Walmart, Lowe's, Kohl's, Menards, Sephora, TESLA, and many others.



For information, please contact:

Gary Grewe
314-795-8899 | Gary@rsolution.com

Bill Appelbaum
314-795-8897 | bill@rsolution.com



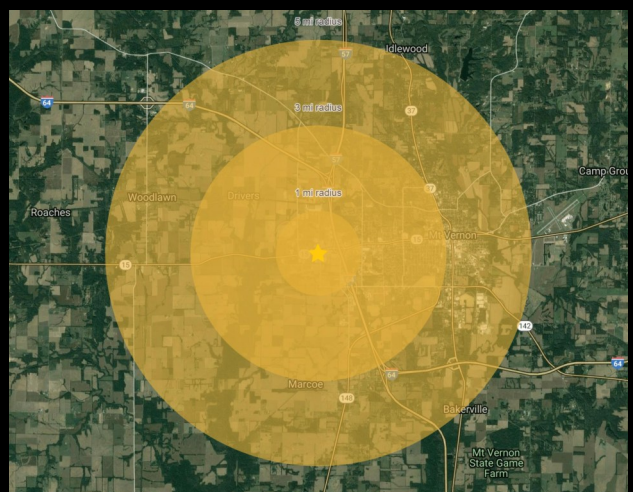
39 Mateer Rd. MT. VERNON , IL +/- 10 ACRES For Sale

AREA DEMOGRAPHICS

	3 mi	5 mi	10 mi
Population	13,728	18,555	29,266
Median HH Income	\$58,544	\$61,119	\$65,502
Daytime Employment	10,514	11,416	12,529

AVERAGE DAILY TRAFFIC

INTERSTATE 64 46,877 VPD



39 Mateer Rd., Mt. Vernon, IL offers a rare opportunity to acquire **±10 acres** at one of Mt. Vernon's last premier retail corners. Positioned at the highly visible crossroads of Interstates 57 and 64, this site benefits from exceptional exposure and strong regional access, with traffic counts of 46,877 VPD on I 64 and 21,769 VPD on Broadway Street.

Mt. Vernon continues to see significant investment, with more than \$1 billion in public and private development supporting infrastructure, business expansion, recreation, and downtown revitalization. Drawing consumers from nine surrounding counties, this location offers a powerful blend of local demand and regional pull. If you're looking for one of the market's best remaining commercial development opportunities, **39 Mateer Rd., Mt. Vernon, IL** stands out.



For information, please contact:

Gary Grewe

314-795-8899 | Gary@rsolution.com

Dominic Barlow

314-277-6456 | Dominic@rsolution.com