

# MT. VERNON CROSSING

MT. VERNON, IL 62864







### **CURRENT TENANTS**



United States Career Center



**NAIL PRO'S** 

For information, please contact:

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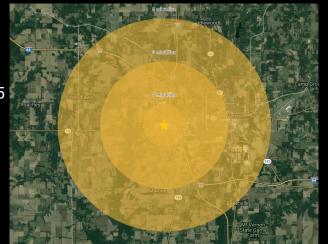
#### **AREA DEMOGRAPHICS**

 1 mi
 3 mi
 5 mi

 Population
 431
 10,698
 18,485

 Median HH Income
 \$71,774
 \$74,097
 \$76,265

**Daytime Employment** 3,611 9,496 12,893



#### **AVERAGE DAILY TRAFFIC**

INTERSTATE 64 53,553 VPD BROADWAY STREET 9,207 VPD

Located at the crossroads of Interstate 57 and Interstate 64, Mt. Vernon is the perfect location for many industries, retail businesses, regional medical services, and tourism. Over one billion public and private dollars have been spent n development during the last six years in Mt. Vernon. Under the guidance of a citizen/city generated Comprehensive Plan, Mt. Vernon has made great strides in infrastructure improvements: roads, water and sewer lines, growth in economic development: new retail, expansion and renovation of existing businesses, the attraction of new businesses, growth in recreational facilities, and community events, and the revitalization of its historic downtown area.

#### **PROPERTY HIGHLIGHTS**

- 10,100 sq. ft. retail center shadowanchored by Walmart Super Center, Lowe's, Aldi, and Kohl's
- Located on a hard corner with a signalized entrance to the anchor tenants
- Join Jimmy John's, Army Recruiting Center, & Pepper's Gaming Lounge

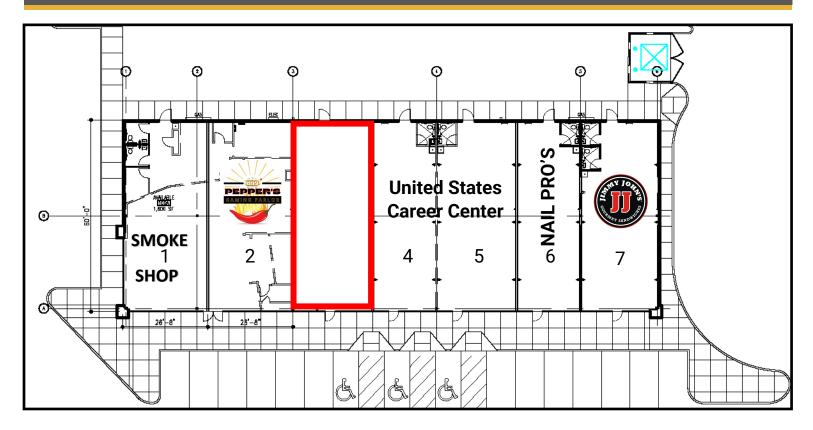


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#### **CURRENT TENANTS**

1. Smoke Shop	1,600 SF
2. Pepper's Gaming	1,600 SF
3. Available	1,500 SF
4-5. US Career Center	2,700 SF
5. Nail Pro's	1,200 SF
7. Jimmy John's	1,500 SF