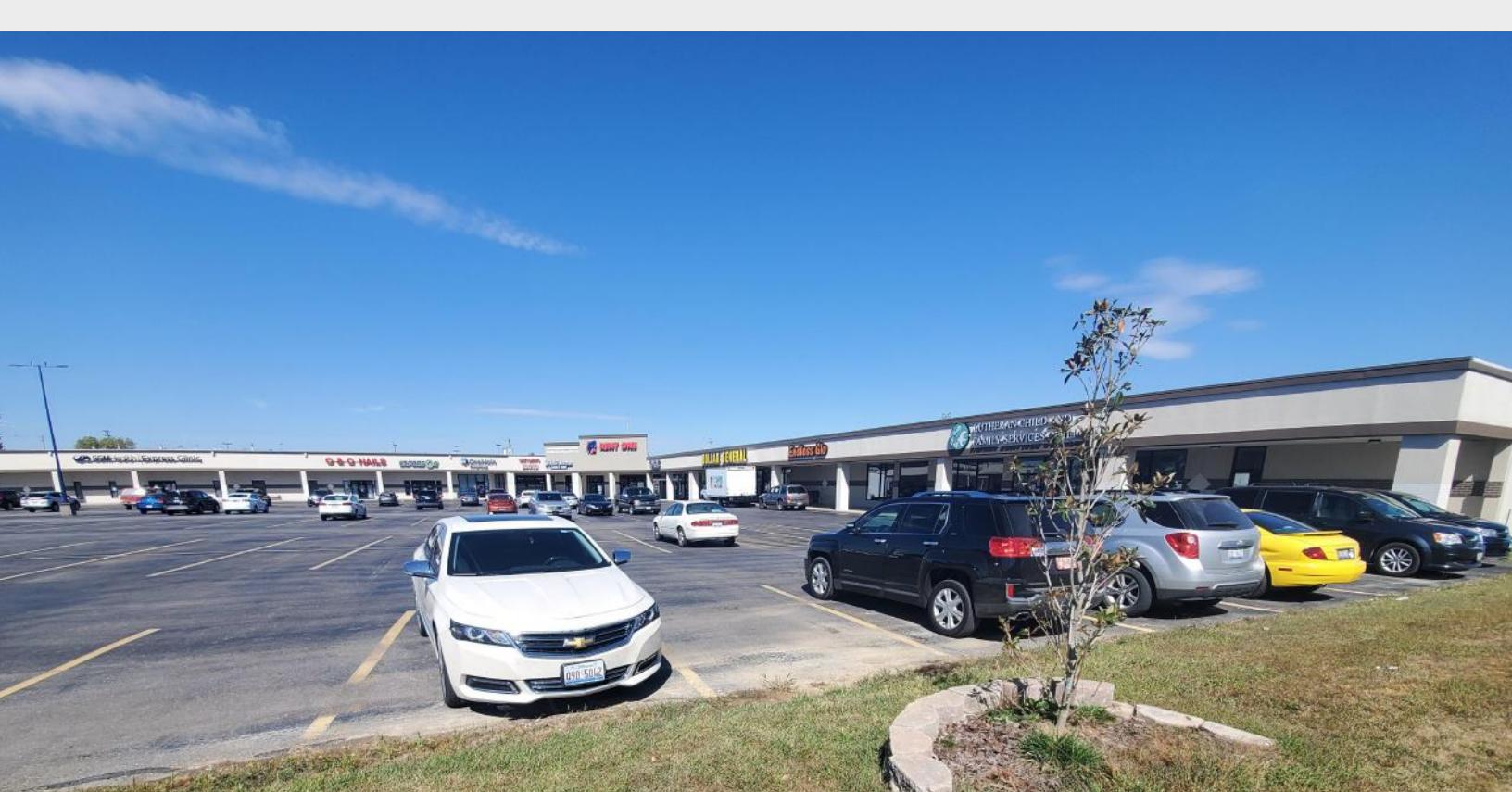




management
development
sales/leasing



42nd Street Plaza, 616A S. 42nd St.

Mount Vernon, IL 62864

PROPERTY HIGHLIGHTS

- 5,480 SF Available
- Large Parking Field
- Heavy Mixed Use Traffic
- Flexible Terms and Available Free Rent, TI Allowance, BTS
- New Pylon Signage and Facade Updates!!!
- Well Insulated Red Iron Commercial Structure
- New Insulated Durolast 20yr "Green" Roof

**For Lease:
5,480 SF Negotiable**

**CONTACT US
(314) 580-4095**

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AVAILABLE

DOLLAR
GENERAL

clearwave

Lady T's Gaming

Common Corridor



Lutheran Child and
Family Services of Illinois

42ND STREET PLAZA

TENANT	AREA
GOOD SAMARITAN	7,369 SF
Q&Q NAILS	1,499 SF
VAPORS 4U	1,310 SF
ONE MAIN FINANCIAL	2,152 SF
LUCKY LARRY'S	1,625 SF
BLYSS DISPENSARY	2,880 SF
RENT ONE	15,263 SF
AVAILABLE	5,480 SF
DOLLAR GENERAL	8,369 SF
CLEARWAVE	4,360 SF
LADY T'S GAMING	4,200 SF
LCFS OF ILLINOIS	9,000 SF
TOTAL	65,220SF

For Lease:
5,480 SF Negotiable

Demographics

3 Mile 5 Mile 7 Mile

Population 15,457 20,054 24,125

Med HH Income \$38,895 \$40,055 \$41,769

SPACE DETAILS

- 5,480 SF Available
- Semi Loading Corridor at Rear
- Previous gym space, high end finishes.
 - New "Green" Durolast Roof
- Large Parking Field w/ 150+ Spaces (+ employee parking in rear)

LOCATION HIGHLIGHTS

- Repaved Large Parking Field
- Heavy Mixed Use Traffic
- New Lot & Canopy Lighting
- New Pylon Sign
- Recently Widened Entrance
- Accessible Location near higher income population

INLINE TENANTS

- SSM Convenient Care
- Dollar General • Rent One
- Blyss Dispensary
- One Main Financial • LCFS
- World Finance • Q&Q Nails
- Lady T's • Vapors4U

