



LDC
PROPERTIES

management
development
sales/leasing



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

Mount Vernon, IL 62864

For Lease:
5,480 SF Negotiable

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

CONTACT US

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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

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