



LDC
PROPERTIES

management
development
sales/leasing



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

Mount Vernon, IL 62864

For Lease:
4,200 SF Negotiable

PROPERTY HIGHLIGHTS

- 4,200 SF Available
- Large Parking Field
- Heavy Mixed Use Traffic
- Flexible Terms and Available Free Rent, TI Allowance, BTS
- Pylong Signage Panel
- Well Insulated Red Iron Commercial Structure
- Newer Roof "Green" Top Coat
- Previous Tenant Enjoyed 20+ YR's of Success

CONTACT US

(314) 580-4095

STEVEN CARRICO
steven@ldc-properties.com

DAN EICHELBERGER
dan@ldc-properties.com

www.ldc-properties.com



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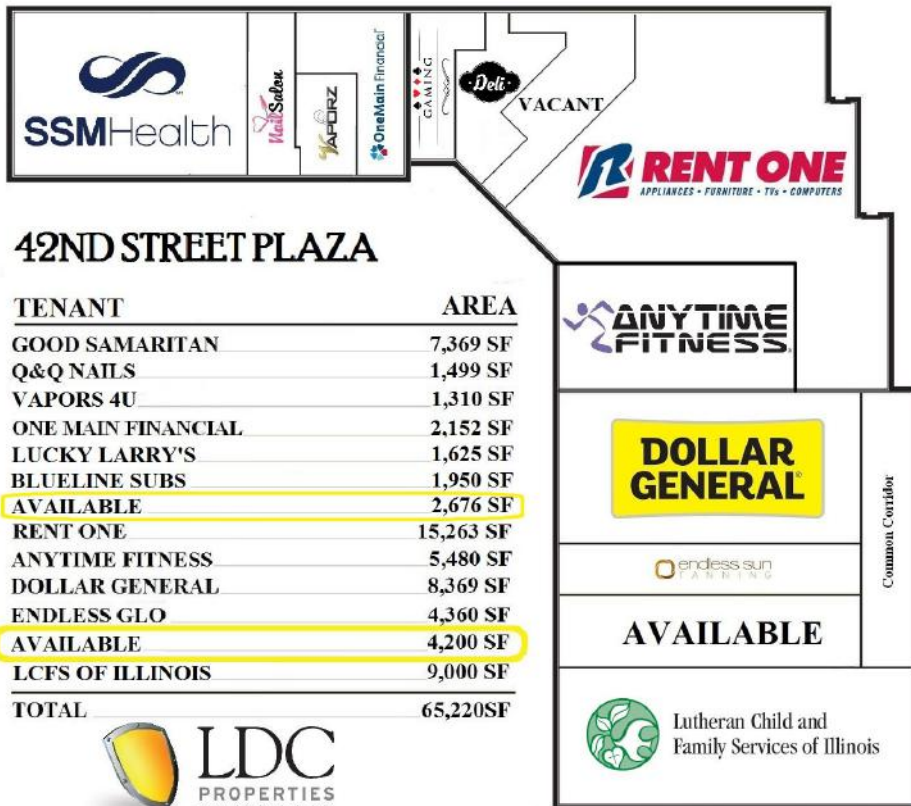
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steven@ldc-properties.com

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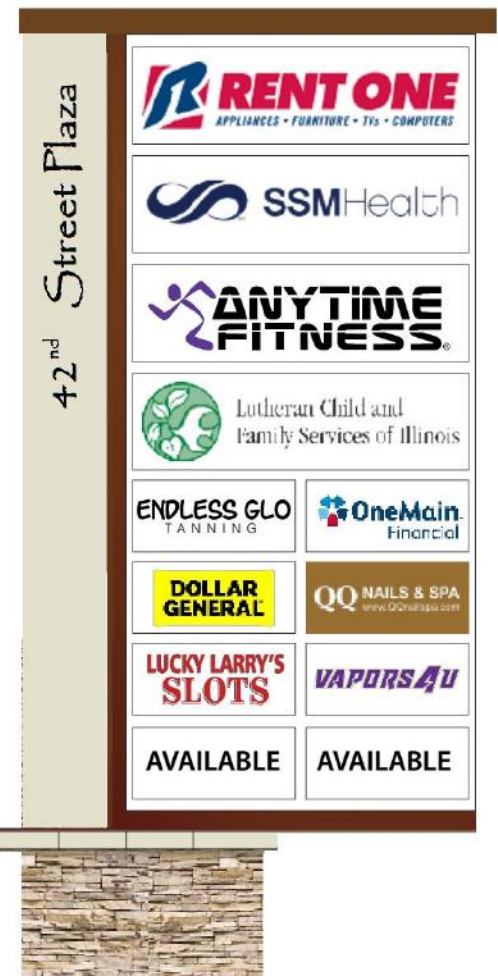
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Demographics

	3 Mile	5 Mile	7 Mile
Population	15,457	20,054	24,125
Med HH Income	\$38,895	\$40,055	\$41,769



PLANNED PYLON REVISION

SPACE DETAILS

- 4,200 SF Available (30'x140')
- Well Insulated Red Iron Commercial Structure
- New "Green" Durolast Roof
- Lower Demand on Parking at Frontage

INLINE TENANTS

- SSM Convenient Care
- Dollar General
- Rent One
- One Main Financial
- LCFS
- Anytime Fitness
- World Finance

LOCATION HIGHLIGHTS

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

