



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

Mount Vernon, IL 62864

### **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

For Lease: 4,200 SF Negotiable

# contact us (314) 580-4095

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**DAN EICHELBERGER** dan@ldc-properties.com

www.ldc-properties.com

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7 Mile

24,125

Financial

VAPORSAU

AVAILABLE

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For Lease: 4,200 SF Negotiable

### Demographics 3 Mile 5 Mile In Salen PURZ ConeMain ACAN SSMHeal Population 15,457 20,054 RENT ONE Med HH **42ND STREET PLAZA** \$38,895 \$40,055 \$41,769 Income TENANT AREA GOOD SAMARITAN 7,369 SF 1,499 SF Q&Q NAILS VAPORS 4U 1,310 SF Street Plaza ONE MAIN FINANCIAL 2,152 SF DOLLAR LUCKY LARRY'S 1,625 SF BLUELINE SUBS 1,950 SF GENERAL Common Corridor AVAILABLE 2,676 SF SSMHealth RENT ONE 15,263 SF ANYTIME FITNESS 5,480 SF O endess sun DOLLAR GENERAL 8,369 SF 4.360 SF ENDLESS GLO **AVAILABLE** 4,200 SF AVAILABLE 42<sup>nd</sup> ITNE 9,000 SF LCFS OF ILLINOIS TOTAL 65,220SF Lutheran Child and Lutheran Child and Family Services of Illinois Family Services of Illinois PROPERTIES ENDLESS GLO 🚰 OneMain DOLLAR OO NAILS & SPA GENERAL

### **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 LOCATION HIGHLIGHTS**
- SSM Convenient Care Repaved Large Parking Field
- Dollar General
- Rent One
- One Main Financial
- LCFS
  - Anytime Fitness
  - World Finance
- Heavy Mixed Use Traffic
  - New Lot & Canopy Lighting
- New Pylon Sign
- Recently Widened Entrance
- Accessible Location near population



## PLANNED PYLON REVISION

LUCKY LARRY'S

SLOTS

AVAILABLE







