



# RURAL KING INDUSTRIAL OPPORTUNITY

## Vandalia, Illinois



### HIGHLIGHTS

- Join Rural King and area industrial users including VRC Engineered Solutions, Octochem, Statewide Tire Distribution, All Steel Products, and more
- Located less than one mile from Interstate 70 from the east and one mile from the west on Veterans Avenue
- Population over 108,000 within a 30-mile radius with average household incomes of \$80,000
- Nearly 7,000 vehicles pass this site per day (725 trucks)
- Nearby Vandalia School system enrolls 1,500 students with over 100 staff members
- **AVAILABLE: 100,000 SF**

### DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2030 Projection	9,478	14,145	21,613	39,851	107,930
2025 Estimate	9,458	14,088	21,481	39,526	108,318
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2025 Average	\$69,045	\$70,650	\$74,889	\$76,597	\$80,232
2025 Median	\$49,884	\$53,380	\$56,460	\$58,797	\$62,578
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2025 Employees	2,875	3,370	4,533	9,028	24,129

### LEASING INFORMATION

www.goodmanrealestate.com  
216.381.8200

#### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

#### COLUMBUS

100 W OLD WILSON BRIDGE ROAD,  
SUITE 207  
WORTHINGTON, OH 43085

#### ALEX JUSTICE

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#### MAGGIE JONES

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in conjunction with State of Illinois licensed broker



**CENTURY 21 KIMA PROPERTIES**  
1600 Broadway Avenue  
Mattoon, IL 61938





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