



**MULTIPLE SUITES
AVAILABLE FOR LEASE**

**1,674 SF ENDCAP
SMALLER INLINE SPACES
±13,832 SF CONTIGUOUS**

**3300 BROADWAY
MT VERNON, IL 62864**

**Lease Rate: \$10-\$15/sf +NNN
Call: 314.580.4095**

UP TO 13,832 SF
AVAILABLE
FOR LEASE

OVERVIEW

Single story building with on hard corner of the busy Broadway corridor in Mt. Vernon Illinois boasting the highest ADT locally of 19,300 (2024). Quality block construction with great signage. Adjacent to the Rural King / Harbor Freight as well as the dense retail corridor of national tenants and restaurant chains. The building has multiple access points (6 total) and several options to configure ideal footprint. Access, visibility, traffic and attractive pricepoint combine in a central location for for a new business presence at Mt Vernon's highest trafficked intersection. Strong demographics w/ daytime population of 28,400+ Within 5-Miles and low unemployment.

PROPERTY HIGHLIGHTS

- For Lease w/ Multiple Contiguous Spaces
- Huge Traffic and Visibility (19,300 vpd)
- Primary Intersection / Hard Corner 6 Pt's of Access
- Adjacent to Rural King/Harbor Freight
- 45yr Success of Anchor Tenant Hucks

PROPERTY SUMMARY

- Daytime Population 28,000+
- Asking Rate: \$10 - \$15/sf + NNN
- Lot Size: 1.65 Acres
- Building SF: 19,991 SF



CVS

DUNKIN' DONUTS

McDonald's

DOLLAR GENERAL

CIRCLE K

FIFTH THIRD BANK

O'Reilly
AUTO PARTS

Legence
Bank

Walgreen's

AutoZone

Deaconess CLINIC
EXPRESS

f1RST

First
financial bank

First Mid
BANK & TRUST

cricket

SITE

Rural King
America's Farm & Home Store

HARBOR FREIGHT

Banterra



Long John Silver's

usbank

PNB PEOPLES
NATIONAL BANK

Byrd-Watson
PHARMACY

Deaconess
Illinois
CROSSROADS



Moe's southwest grill
AT&T
KAY
JEWELERS

Wendy's

SEVEN 7 BREW
DRIVE THRU COFFEE

AERIAL MAP

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AYADVENTURES
PROPERTY MANAGEMENT | DEVELOPMENT | LEASING | SALES

ASHLEY OUTLET

Bath & Body Works

BIG LOTS!

GLIK'S

maurices

HIBBETT

Dunham's
SPORTS

ROSS
DRESS FOR LESS

SUBWAY

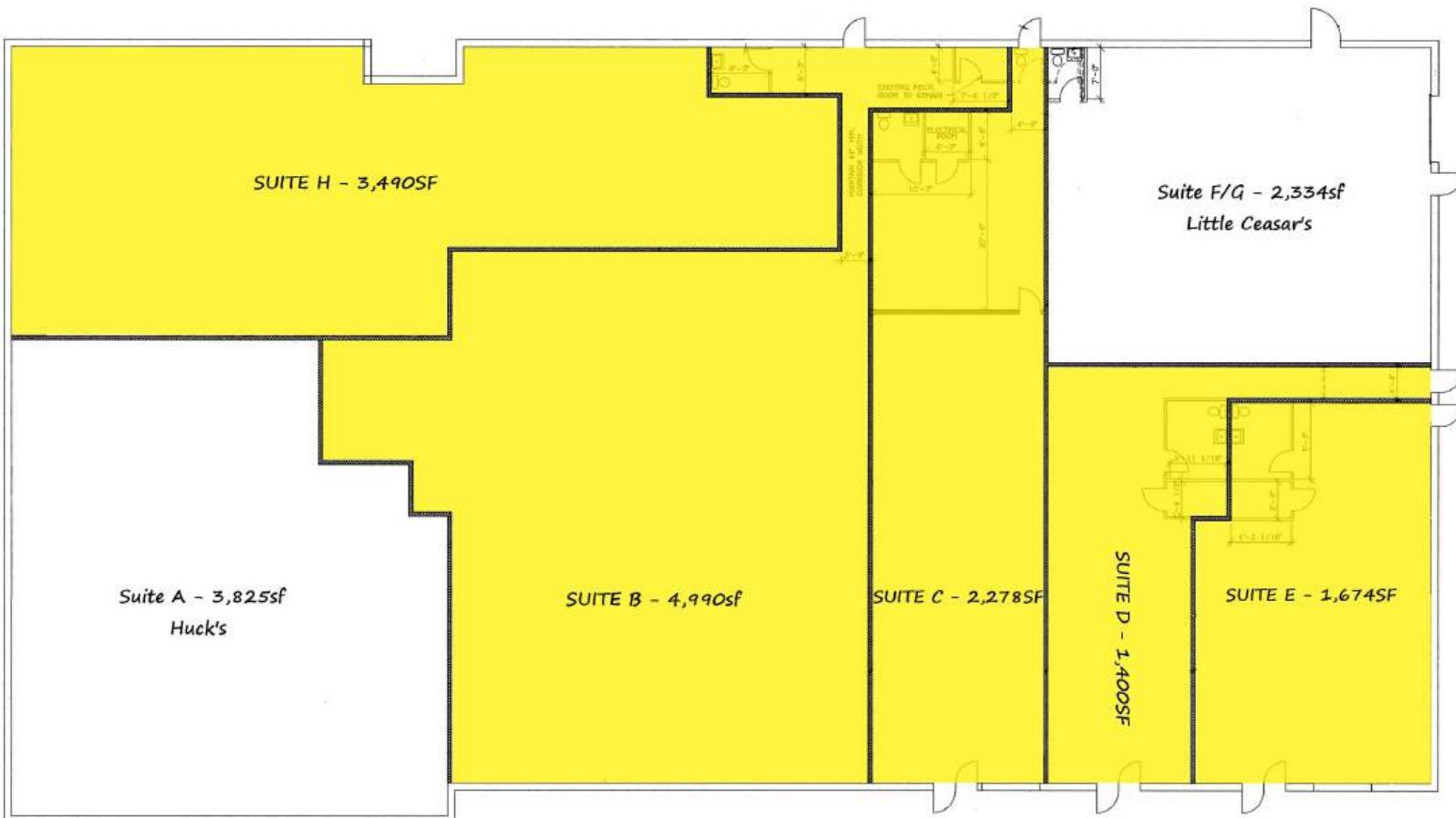
HOBBY LOBBY

planet fitness

314.580.4095

SPACE LAYOUT

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COMMUNITY OVERVIEW

Mt. Vernon, Illinois – The Heart of Jefferson County

Mt. Vernon serves as the county seat of Jefferson County and a key commercial hub in Southern Illinois. Perfectly positioned at the crossroads of Interstate 57 and Interstate 64, the city offers direct access to major Midwest markets including St. Louis and Evansville. Home to nearly 15,000 residents and a regional trade area exceeding 45,000, Mt. Vernon supports a diverse economy anchored by major employers such as Continental Tire the Americas, SSM Health Good Samaritan Hospital, Magna International, and the Mt. Vernon City Schools District.

With a pro-business climate, affordable cost of living, and a skilled workforce, Mt. Vernon combines small-town charm with big-city advantages. Businesses benefit from high-visibility sites, strong transportation infrastructure, and an active economic development network. Quality-of-life highlights include award-winning parks, the Cedarhurst Center for the Arts, a modern high school campus, and the Rend Lake College Marketplace making Mt. Vernon a great place to work, live, and grow.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,955	15,303	19,218
AVG. HH INCOME	\$46,703	\$50,643	\$52,769
MEDIAN AGE	44.2	39.1	41.0
HOUSEHOLDS	2,768	6,758	8,370
DAILY TRAFFIC	19,300 (2024)		

