



**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**

OVERVIEW

**UP TO 13,832 SF
AVAILABLE
FOR LEASE**

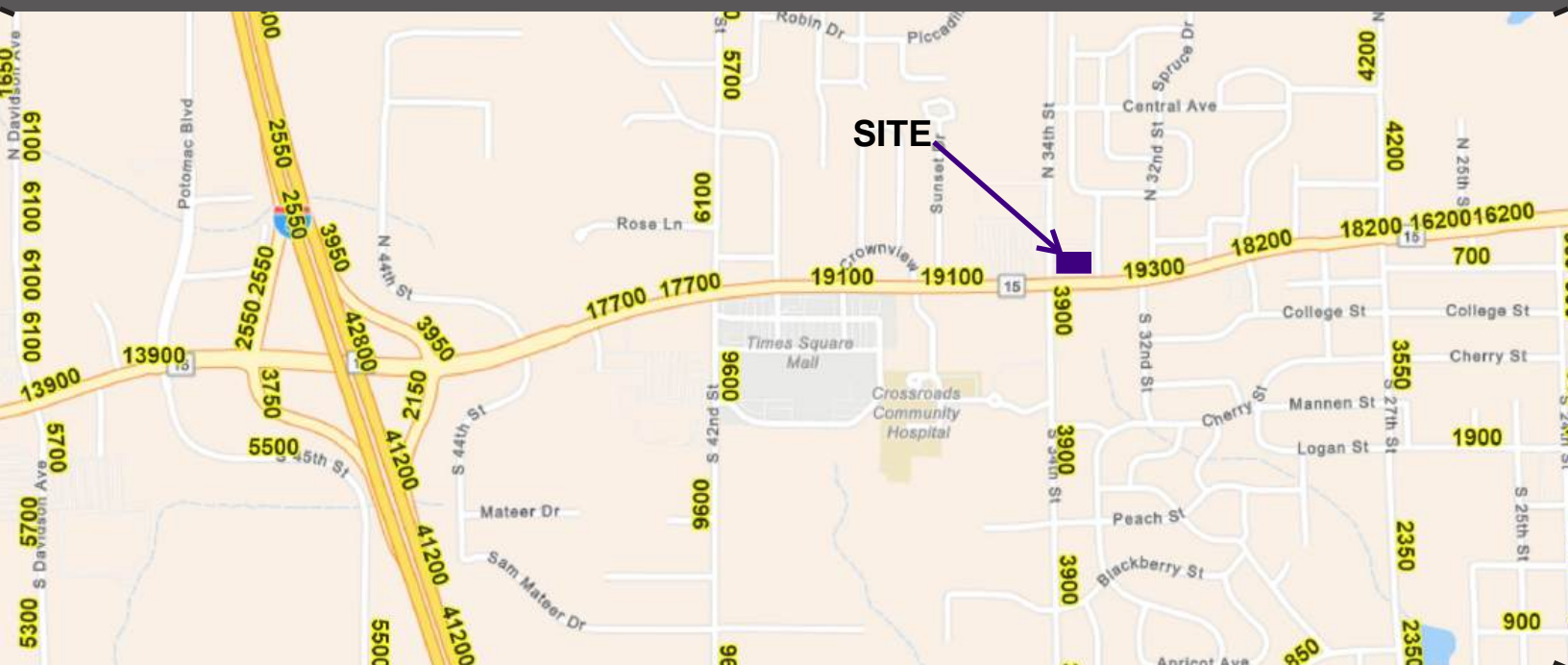
Single story building with on hard corner of the busy Broadway corridor in Mt. Vernon Illinois boasting the highest ADT locally of 19,300 (2024). Quality block construction with great signage. Adjacent to the Rural King / Harbor Freight as well as the dense retail corridor of national tenants and restaurant 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

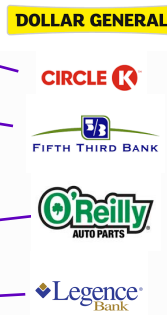
PROPERTY SUMMARY

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



AERIAL MAP

UP TO 13,832 SF
AVAILABLE
FOR LEASE

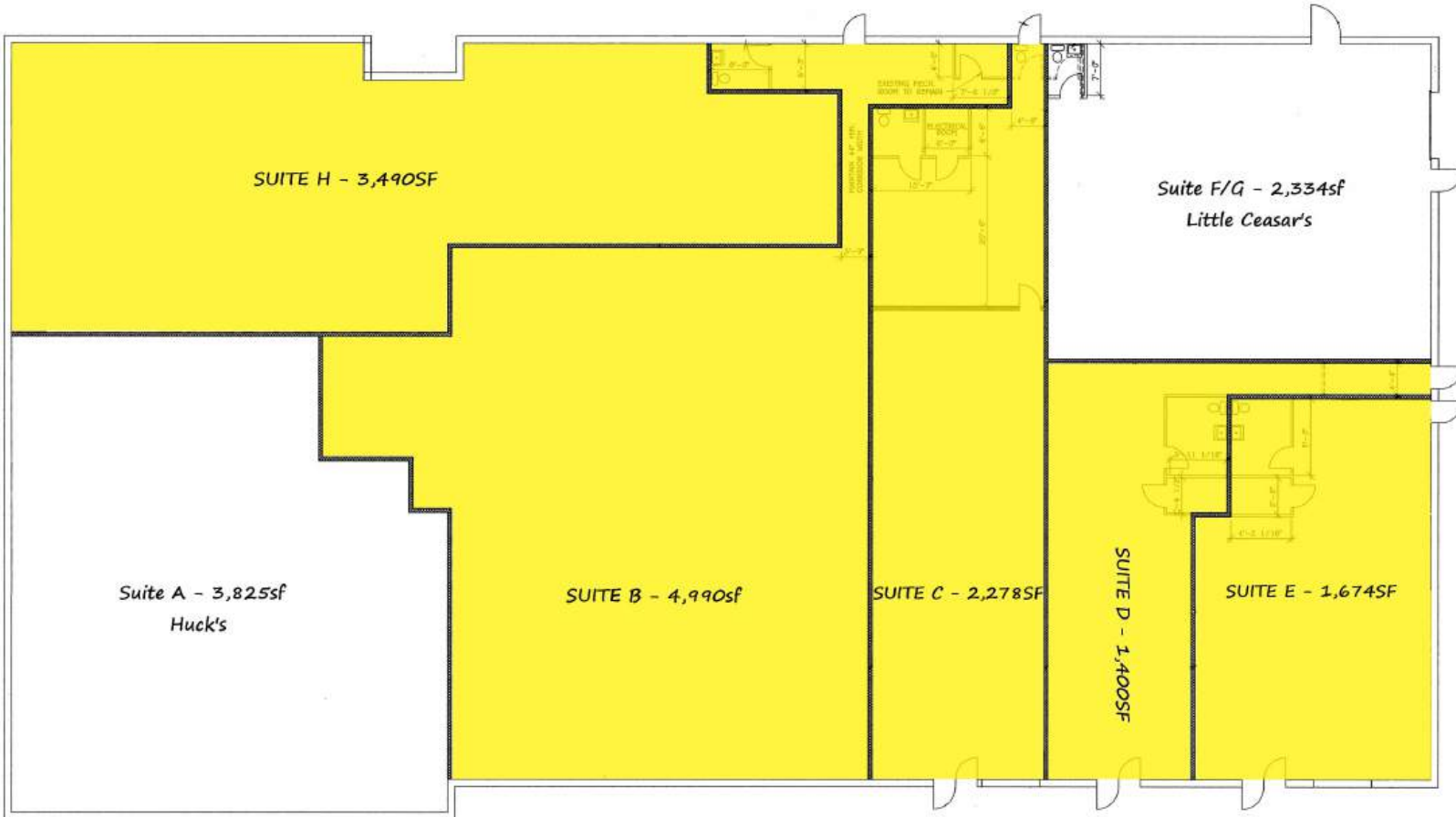


SITE



SPACE LAYOUT

UP TO 13,832 SF
AVAILABLE
FOR LEASE



PROPOSED FLOOR PLAN



COMMUNITY OVERVIEW

Mt. Vernon, Illinois – The Heart of Jefferson County

**UP TO 13,832 SF
AVAILABLE
FOR LEASE**

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)		

