

2629 BROADWAY ST

MT. VERNON, IL 62864

PROPERTY SUMMARY



LOCATION DESCRIPTION

The area surrounding the property in Mt. Vernon presents a thriving and engaging community, creating an ideal location for prospective retail or strip center tenants. Situated in a bustling commercial district, the location offers a steady flow of foot traffic and a diverse customer base. Nearby landmarks such as Jefferson County Courthouse and Veterans Park contribute to the area's appeal, attracting residents and visitors. The lively downtown area features a mix of local shops, dining options, and cultural attractions, enhancing the area's charm and vibrancy. With convenient access to major roadways and a strong community spirit, the location provides an excellent opportunity for retail businesses to establish a prominent presence and cater to the diverse needs of the Mt. Vernon market.

PROPERTY HIGHLIGHTS

- Expansive storefront for high visibility
- Ample parking for customer convenience
- Strategic location
- Adaptable space for efficient floor planning

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	2
Available SF:	2,000 SF
Building Size:	9,040 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,724	5,505	9,724
Total Population	4,403	13,152	22,733
Average HH Income	\$54,259	\$54,487	\$53,336

Presented By:

Legacy Commercial Property

847-904-9000

info@legacypro.com

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ADDITIONAL PHOTOS



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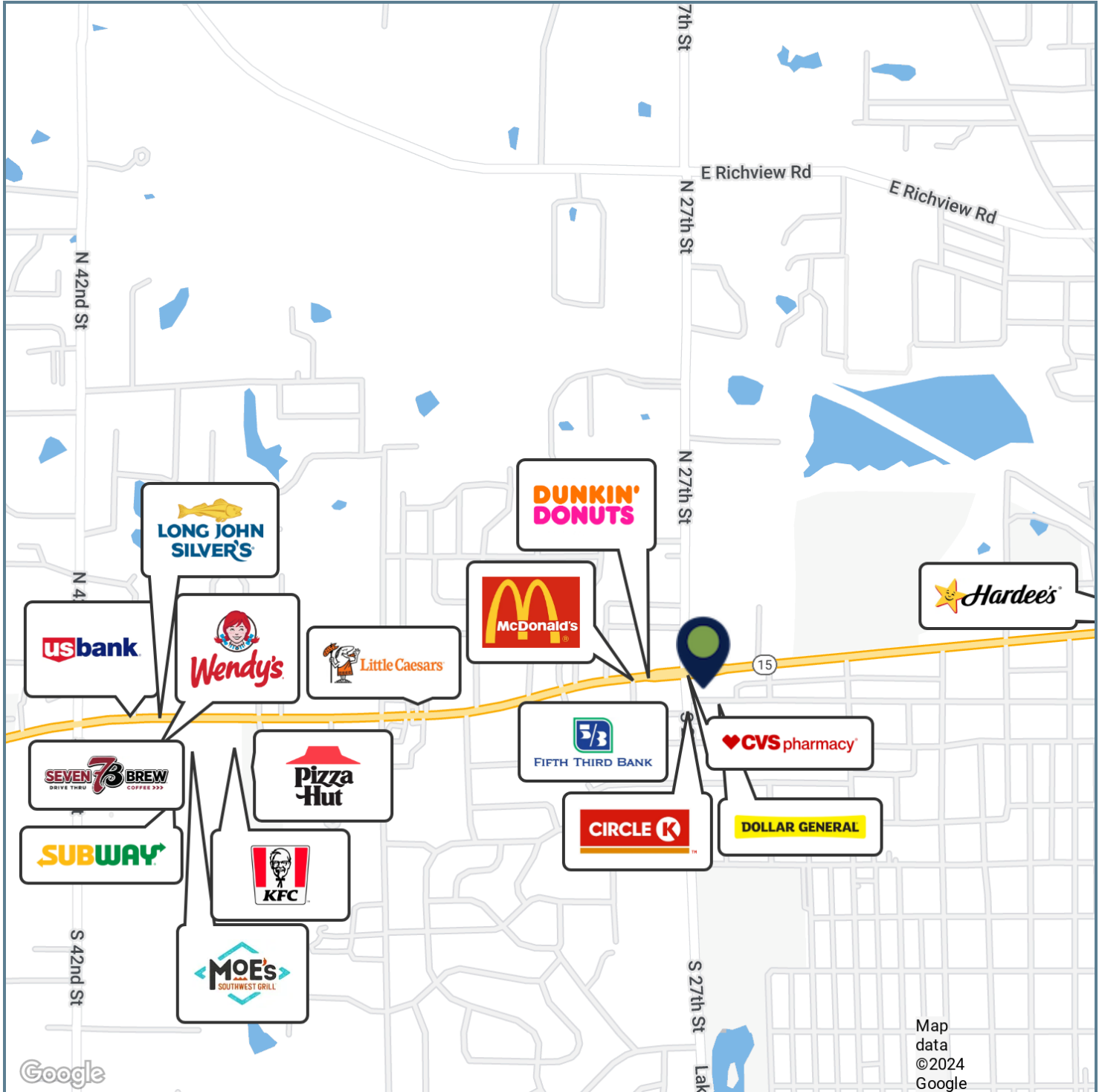
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209 Powell Place
Brentwood, TN 37027
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RETAILER MAP



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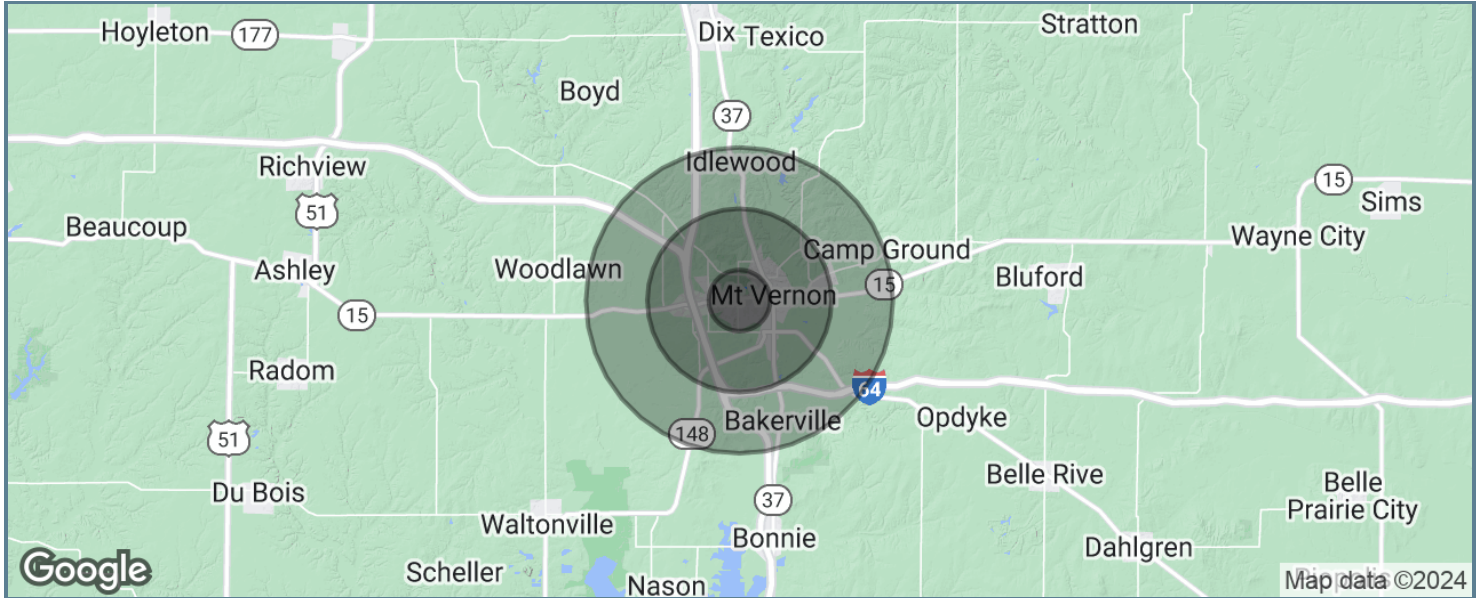
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,403	13,152	22,733
Median age	35.6	38.6	40.6
Median age (Male)	34.9	36.7	37.6
Median age (Female)	36.4	40.6	42.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,724	5,505	9,724
# of persons per HH	2.6	2.4	2.3
Average HH income	\$54,259	\$54,487	\$53,336
Average house value	\$46,336	\$80,867	\$100,895

* Demographic data derived from 2020 ACS - US Census

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

