

# CentralRealty

commercial real estate



*a funky little real estate company*



## west frankfort plaza



3-10 West Frankfort Plaza, West Frankfort, IL 62896

retail property for lease / former kmart for sale

Presented By

**SCOTT STINSON**

314.862.5557 x29

stinsons@central-realty.com

**CENTRAL REALTY, LLC**

331 W. Thornton Avenue

St. Louis, MO 63119

314.862.5557

central-realty.com

## 3-10 West Frankfort Plaza, West Frankfort, IL 62896

**executive summary**


---


**PROPERTY SUMMARY**

<b>Sale Price:</b>	\$2,500,000
<b>\$/SF:</b>	\$41.09
<b>Available SF:</b>	4,000 - 60,842 SF
<b>Lease Rate:</b>	Negotiable
<b>Lot Size:</b>	18.63 Acres
<b>Building Size:</b>	60,842 SF
<b>Year Built:</b>	1982
<b>Zoning:</b>	Commercial
<b>Cross Streets:</b>	

**SCOTT STINSON**

314.862.5557 x29  
 stinsons@central-realty.com

**PROPERTY OVERVIEW**

The former Kmart space consisting of approximately 60,842 square feet is available for sale in West Frankfort Plaza. The shopping center is approximately 117,321 square feet and situated on 18.63 acres. Kroger and Dollar Tree are the retail anchor tenants in the shopping center.

**LOCATION OVERVIEW**

West Frankfort Plaza is located on Route 149 (Main Street) and just west of I57 in West Frankfort, IL. The property is a highly visible location in the heart of the West Frankfort trade area. Traffic counts along Main Street are approximately 13,300 VPD and 37,400 VPD on I-57.

# 3-10 West Frankfort Plaza, West Frankfort, IL 62896

## available spaces

- LEASE TYPE** | NNN
- TOTAL SPACE** | 4,000 - 60,842 SF
- LEASE TERM** | Negotiable
- LEASE RATE** | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3 West Frankfort Plaza	Available	60,842 SF	NNN	Negotiable	
6 West Frankfort Plaza	Available	4,000 SF	NNN	Negotiable	
9 West Frankfort Plaza	Available	10,069 SF	NNN	Negotiable	
4 West Frankfort Plaza	Le Nail	2,000 SF	NNN	Negotiable	
5 West Frankfort Plaza	Fresenius	4,000 SF	NNN	Negotiable	
7 West Frankfort Plaza	Dollar Tree	8,000 SF	NNN	Negotiable	
8 West Frankfort Plaza	SunLoan	1,500 SF	NNN	Negotiable	
10 West Frankfort Plaza	Kroger	26,410 SF	NNN	Negotiable	

**SCOTT STINSON**  
314.862.5557 x29  
stinsons@central-realty.com

# 3-10 West Frankfort Plaza, West Frankfort, IL 62896

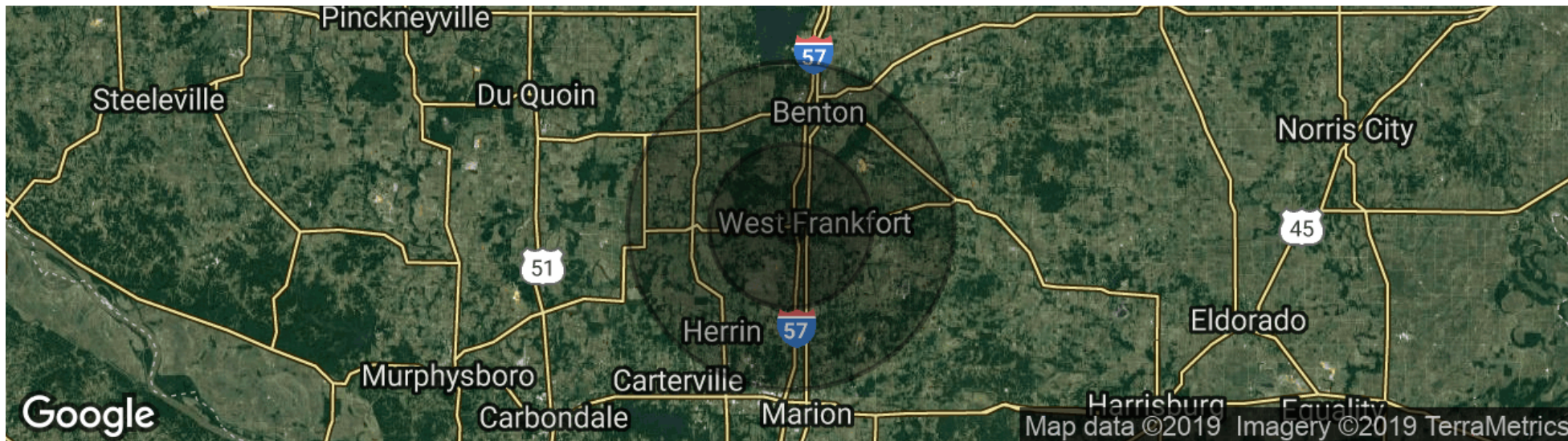
## location maps



**SCOTT STINSON**  
314.862.5557 x29  
stinsons@central-realty.com

# 3-10 West Frankfort Plaza, West Frankfort, IL 62896

## demographics map & report



### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,957	19,122	64,035
Median age	37.9	39.2	39.8
Median age (Male)	37.1	38.1	37.9
Median age (Female)	41.3	40.4	41.7

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	742	7,712	26,172
# of persons per HH	2.6	2.5	2.4
Average HH income	\$37,211	\$40,521	\$44,981
Average house value	\$80,841	\$74,700	\$78,039

\* Demographic data derived from 2010 US Census

### SCOTT STINSON

314.862.5557 x29  
stinsons@central-realty.com