



LDC
PROPERTIES

management
development
sales/leasing



42nd Street Plaza, 616B S. 42nd St.

Mount Vernon, IL 62864

For Lease:
4,200 SF Negotiable

PROPERTY HIGHLIGHTS

- 4,200 SF Available
- Large Parking Field
- Heavy Mixed Use Traffic
- Flexible Terms and Available Free Rent, TI Allowance, BTS
- New Pylon Signage Spring 2019
- Well Insulated Red Iron Commercial Structure
- New Durolast 20yr "Green" Roof

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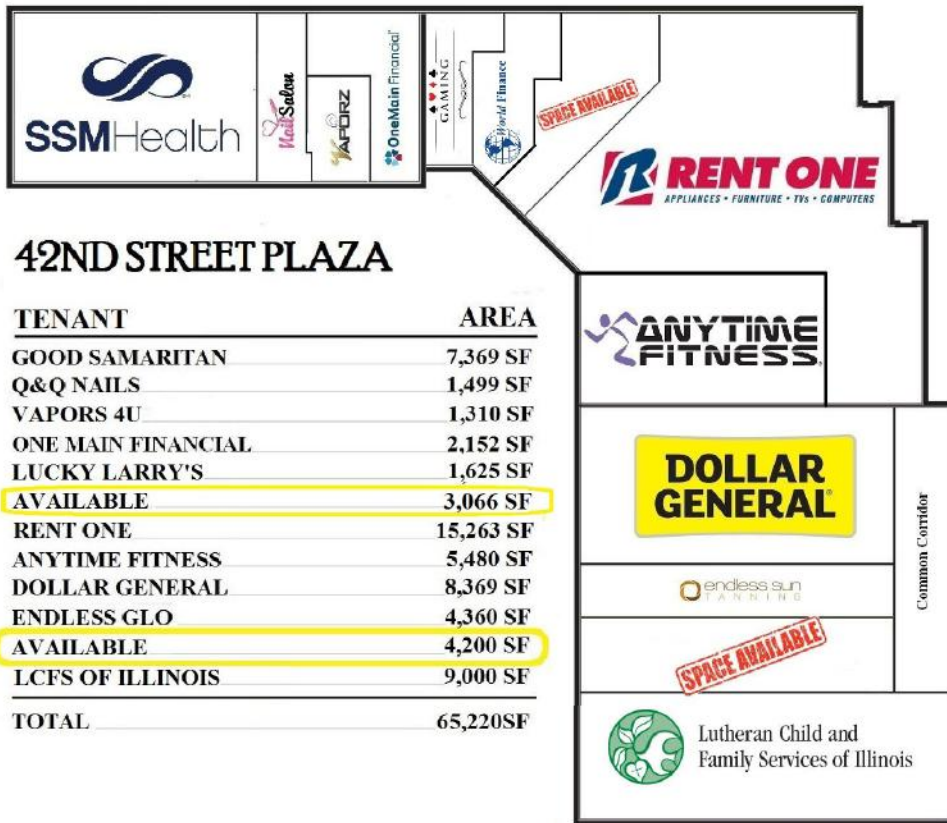
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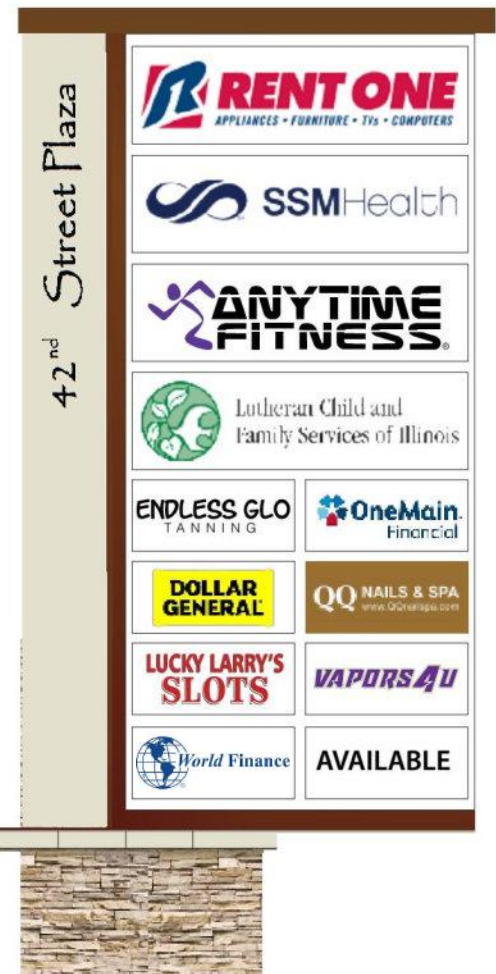


42ND STREET PLAZA

TENANT	AREA
GOOD SAMARITAN	7,369 SF
Q&Q NAILS	1,499 SF
VAPORS 4U	1,310 SF
ONE MAIN FINANCIAL	2,152 SF
LUCKY LARRY'S	1,625 SF
AVAILABLE	3,066 SF
RENT ONE	15,263 SF
ANYTIME FITNESS	5,480 SF
DOLLAR GENERAL	8,369 SF
ENDLESS GLO	4,360 SF
AVAILABLE	4,200 SF
LCFS OF ILLINOIS	9,000 SF
TOTAL	65,220SF

Demographics

	3 Mile	5 Mile	7 Mile
Population	15,457	20,054	24,125
Med HH Income	\$38,895	\$40,055	\$41,769



PLANNED PYLON REVISION

SPACE DETAILS

- 4,200 SF Available (30'x140')
- Well Insulated Red Iron Commercial Structure
- New "Green" Durolast Roof
- Lower Demand on Parking at Frontage

INLINE TENANTS

- SSM Convenient Care
- Dollar General
- Rent One
- One Main Financial
- LCFS
- Anytime Fitness
- World Finance

LOCATION HIGHLIGHTS

- Repaved Large Parking Field
- Heavy Mixed Use Traffic
- New Lot & Canopy Lighting
- New Pylon Sign
- Recently Widened Entrance
- Accessible Location near population

