



King City Square

Broadway St & 42nd St
415 S. 42nd St
Mount Vernon, IL 62864

Metro Area: Mount Vernon, IL

Center Type: Neighborhood

GLA: 94,428

Parking Spaces 539

LEASING CONTACT

Emily Heppen

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PROPERTY HIGHLIGHTS

- Only Kroger in a 30 mile radius
- Located on Broadway St (State Rte 15), the major east-west retail thoroughfare with a traffic count of 39,000 VPD
- 1/2 mile from I-57/64, which runs north to Chicago and south toward St. Louis
- Anchored by Kroger Supermarket with co-tenants including Pet Supplies Plus, Cato Fashions and Sally Beauty Supply
- Across the street from Times Square Mall (Hobby Lobby, JCPenney, Big Lots) and in the immediate vicinity of Walmart Supercenter, Lowe's and Dunham's Sports

MAJOR TENANTS



DEMOGRAPHICS

	5 MI	10 MI	15 MI
POPULATION	19,500	30,593	42,961
HOUSEHOLDS	8,561	12,983	17,162
AVG HH INCOME	\$64,601	\$67,822	\$68,601

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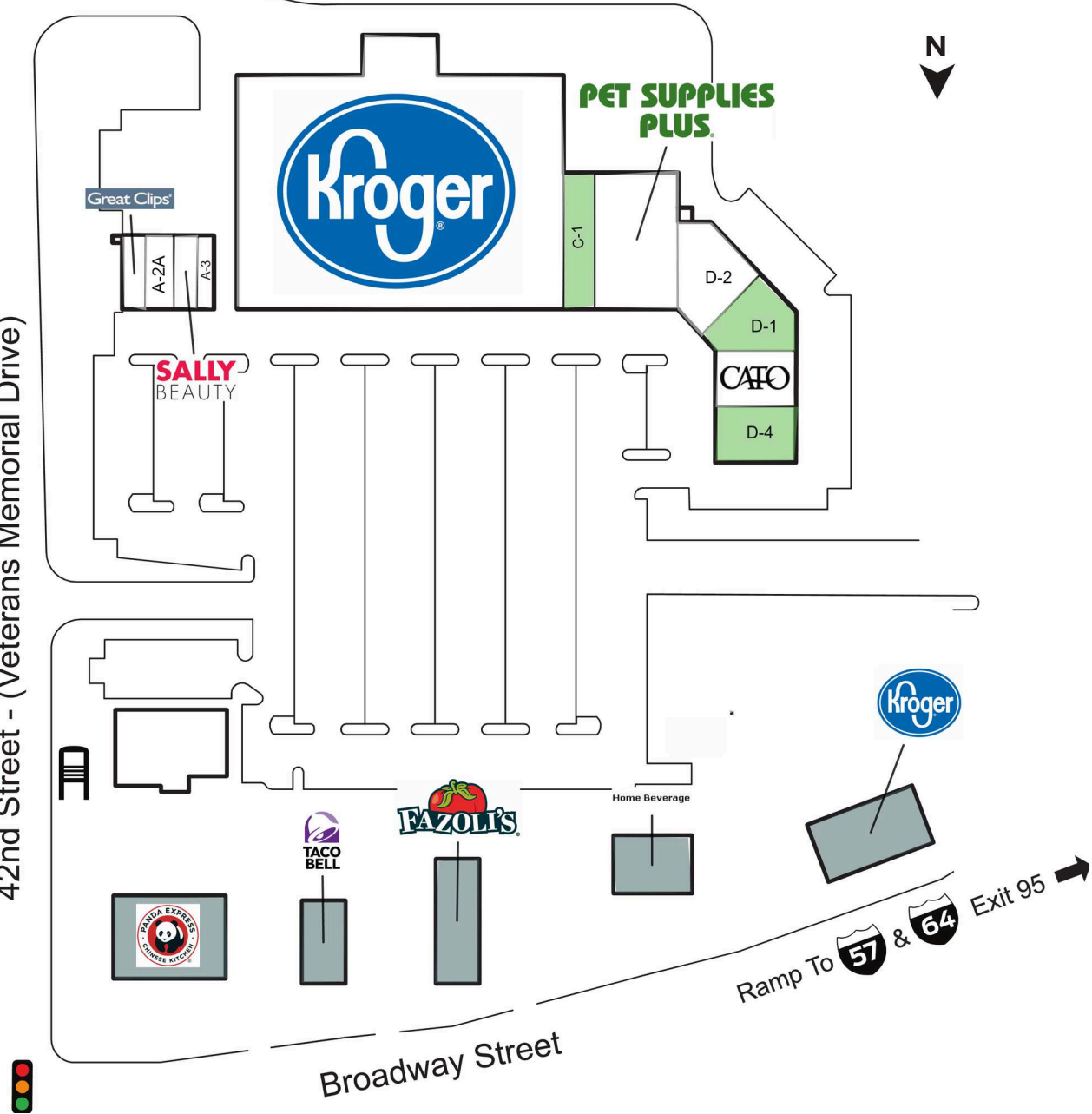
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This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

AVAILABLE SPACES

C-1	3,875 SF
D-1	2,985 SF
D-4	3,430 SF

42nd Street - (Veterans Memorial Drive)



CURRENT TENANTS

A-1	Great Clips	1,400 SF	A-3	Ruby's XVI	1,050 SF	D-2	China Buffet	4,500 SF
A-2A	VIP Nails	1,750 SF	B-1	Kroger	61,488 SF	D-3	Cato Fashions	3,850 SF
A-2B	Sally Beauty Supply	1,400 SF	C-2	Pet Supplies Plus	8,700 SF			