



## 42nd Street Plaza, 608 S. 42nd St.

Mount Vernon, IL 62864

## For Lease: 3,066SF Negotiable

## **PROPERTY HIGHLIGHTS**

- 3,066 SF Available
- Large Parking Field
- Heavy Mixed Use Traffic
- Flexible Terms and Available Free Rent, TI Allowance, BTS
- Pylong Signage Panel
- Well Insulated Red Iron Commercial Structure
- Newer Roof "Green" Top Coat
- Previous Tenant Enjoyed 20+ YR's of Success

солтаст us (314) 580-4095

**STEVEN CARRICO** steven@ldc-properties.com

**DAN EICHELBERGER** dan@ldc-properties.com

www.ldc-properties.com

LDC PROPERTIES 10929 PAGE AVE • ST. LOUIS, MO 63132

All information contained herein is secured from sources LDC Properties believes to be reliable. However, no information is guaranteed in any way.



CONTACT US (314) 580-4095

www.ldc-properties.com

**STEVEN CARRICO** steven@ldc-properties.com

DAN EICHELBERGER dan@ldc-properties.com

## 42nd Street Plaza, 608 S. 42nd St.

Mount Vernon, IL 62864

For Lease: 3,066SF Negotiable

Dendar Dendar		Demographics			
SSMHealth	Shop	1.1.1	3 Mile	5 Mile	7 Mile
		Population	15,457	20,054	24,125
42ND STREET PLAZA	۲	Med HH Income	\$38,895	\$40,055	\$41,769
TENANT AREA	SANYTIME				
GOOD SAMARITAN         7,369 SF           Q&Q NAILS         1,499 SF           VAPORZ         1,310 SF	FITNESS	THE	FORTY SECOND	STREET	
ONE MAIN FINANCIAL2,152 SFDAYSTAR BOOKSTORE3,066 SFDMS PET CONNECTION3,185 SF	DOLLAR GENERAL M	CHRISTIAN BOOKSTORE DOLLAR GENERAL			
RENT ONE 15,263 SF ANYTIME FITNESS 5,480 SF DOLLAR GENERAL 8,369 SF	GENERAL Officiensis sales Officiensis sales				
ENDLESS GLO 4,360 SF VACANT 4,200 SF THE OLDE HOMESTEAD 9,000 SF	AVAILABLE		<b>)neMain</b> F	inancial	
TOTAL 65,220SF	UP TO 13,500SF ENDCAP AVAILABLE 4117	Va	porz Q8	Q NAILS	
SPACE DETAILS	Inline Tenants	LOCAT	ION HIG	HLIGHTS	5
<ul> <li>3,066 SF Available</li> <li>Well Insulated Red Iron</li> <li>Commercial Structure</li> <li>Newer Roof "Green" Top Coat</li> </ul>	<ul> <li>Good Samaritan</li> <li>Q&amp;Q Nails</li> <li>Vaporz</li> <li>One Main Financial</li> <li>DMS Pet Connection</li> <li>Rent One</li> </ul>	• Heavy • Flexible • Pylon S • Previou	Parking Fiel Mixed Use Pe Terms Ava Signage Par Sis Tenant E Success	Traffic ailable nel	÷

All information contained herein is secured from sources LDC Properties believes to be reliable. However, no information is guaranteed in any way.