



LDC
PROPERTIES

management
development
sales/leasing



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

CONTACT US

(314) 580-4095

STEVEN CARRICO

steven@ldc-properties.com

DAN EICHELBERGER

dan@ldc-properties.com

www.ldc-properties.com



management
development
sales/leasing

CONTACT US
(314) 580-4095

www ldc-properties.com

STEVEN CARRICO
steven@ldc-properties.com

DAN EICHELBERGER
dan@ldc-properties.com

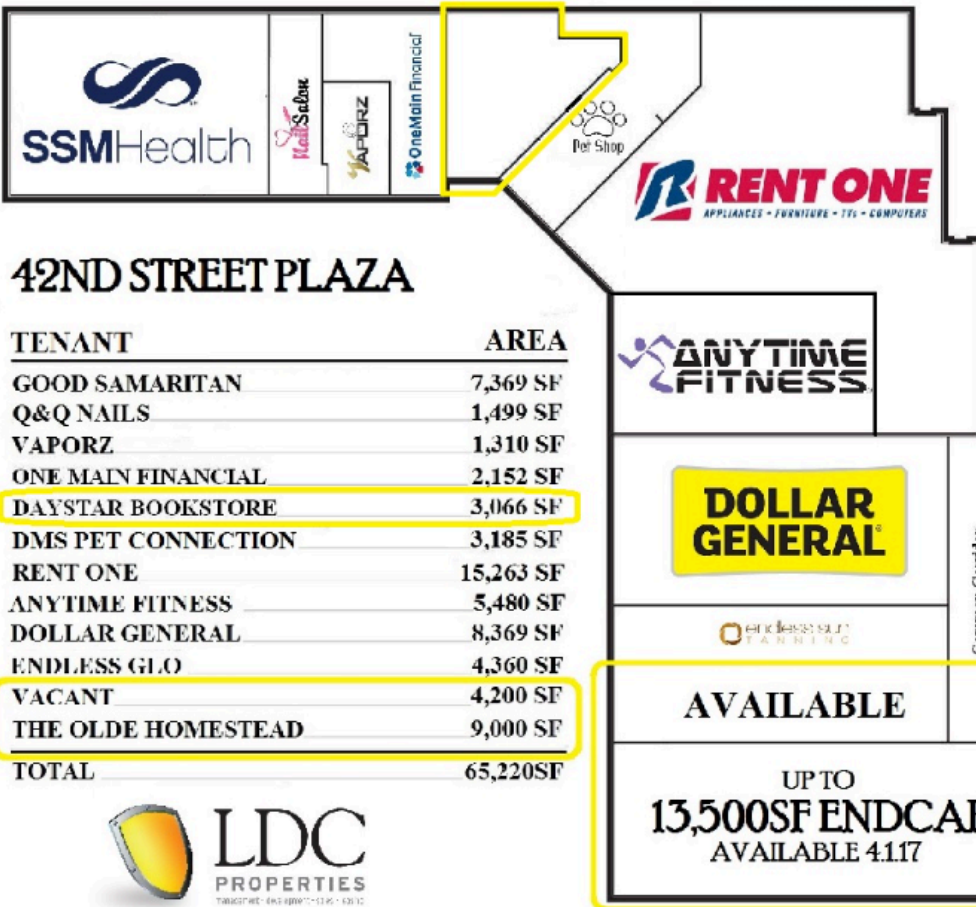
42nd Street Plaza, 608 S. 42nd St.

Mount Vernon, IL 62864

For Lease:
3,066SF Negotiable

Demographics

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



42ND STREET PLAZA

TENANT	AREA
GOOD SAMARITAN	7,369 SF
Q&Q NAILS	1,499 SF
VAPORZ	1,310 SF
ONE MAIN FINANCIAL	2,152 SF
DAYSTAR BOOKSTORE	3,066 SF
DMS PET CONNECTION	3,185 SF
RENT ONE	15,263 SF
ANYTIME FITNESS	5,480 SF
DOLLAR GENERAL	8,369 SF
ENDLESS GLO	4,360 SF
VACANT	4,200 SF
THE OLDE HOMESTEAD	9,000 SF
TOTAL	65,220SF



SPACE DETAILS

- 3,066 SF Available
- Well Insulated Red Iron Commercial Structure
- Newer Roof "Green" Top Coat

Inline Tenants

- Good Samaritan
- Q&Q Nails
- Vaporz
- One Main Financial
- DMS Pet Connection
- Rent One

LOCATION HIGHLIGHTS

- Large Parking Field
- Heavy Mixed Use Traffic
- Flexible Terms Available
- Pylon Signage Panel
- Previous Tenant Enjoyed 20+ YR'S Of Success