



STAPLES - MT. VERNON

131 DAVIDSON RD. MT. VERNON. IL 62864

24,049 SF FREESTANDING BUILDING FOR LEASE



STAPLES - MT. VERNON

DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

RICK SPECTOR
DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

GO TO:

PHOTOS

AERIAL

VISIT METRICS APR 1ST, 2022 - MAR 31ST, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



2.7 M

VISITORS



431.7 K

VISIT FREQUENCY



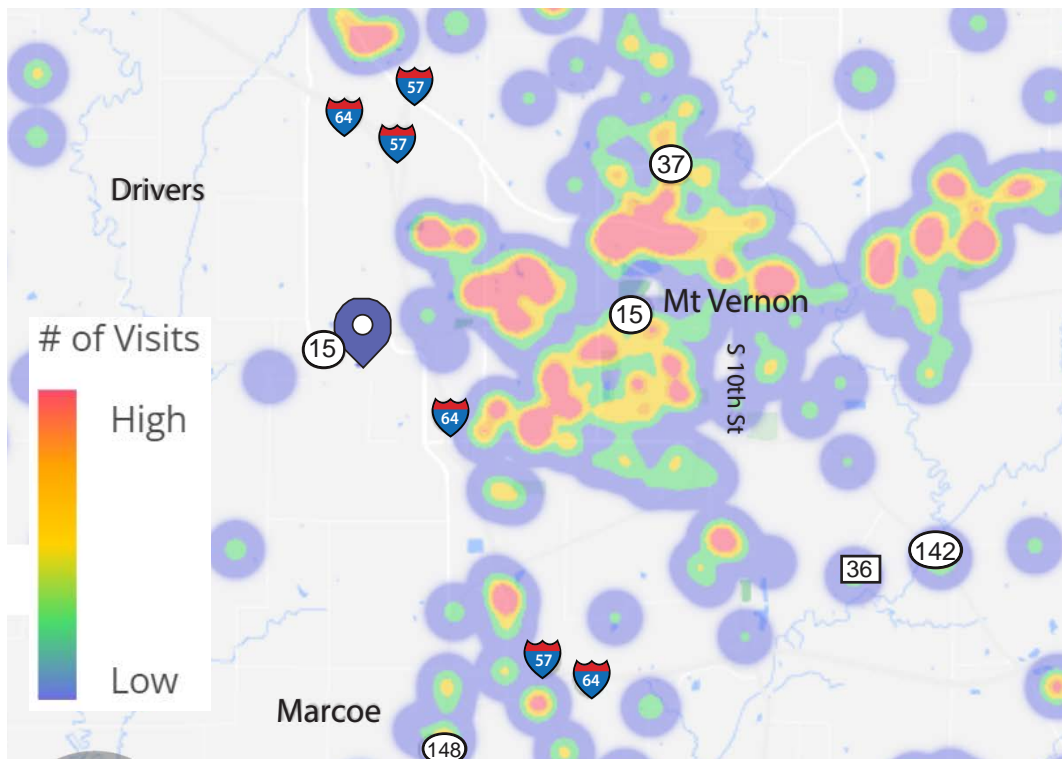
5.41

AVG. DWELL TIME



36.3 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION		<u>10 MILE</u> 29,318	<u>20 MILES</u> 74,116	<u>30 MILES</u> 157,274
HOUSEHOLDS		<u>10 MILE</u> 12,320	<u>20 MILES</u> 29,618	<u>30 MILES</u> 62,574
AVG HH INCOME		<u>10 MILE</u> \$69,548	<u>20 MILES</u> \$67,864	<u>30 MILES</u> \$65,721



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

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- 24,049 SF FREE STANDING BUILDING FOR LEASE
- BETWEEN HIGH PERFORMING LOWE'S AND KOHLS
- SHARED ACCESS WITH WAL-MART WHO RANKS AS A TOP 1/3 IN DAILY VISITS THROUGHOUT ILLINOIS
- NO REA RESTRICTIONS ON THE BUILDING
- TWO LOADING DOCKS
- ALL LED PARKING LOT LIGHTING INSTALLED A FEW YEARS AGO



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