



STAPLES - MT. VERNON

131 DAVIDSON RD. MT. VERNON. IL 62864

24,049 SF FREE STANDING 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 FEB 1ST, 2022 - JAN 31ST, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



3 M

VISITORS



545.8 K

VISIT FREQUENCY



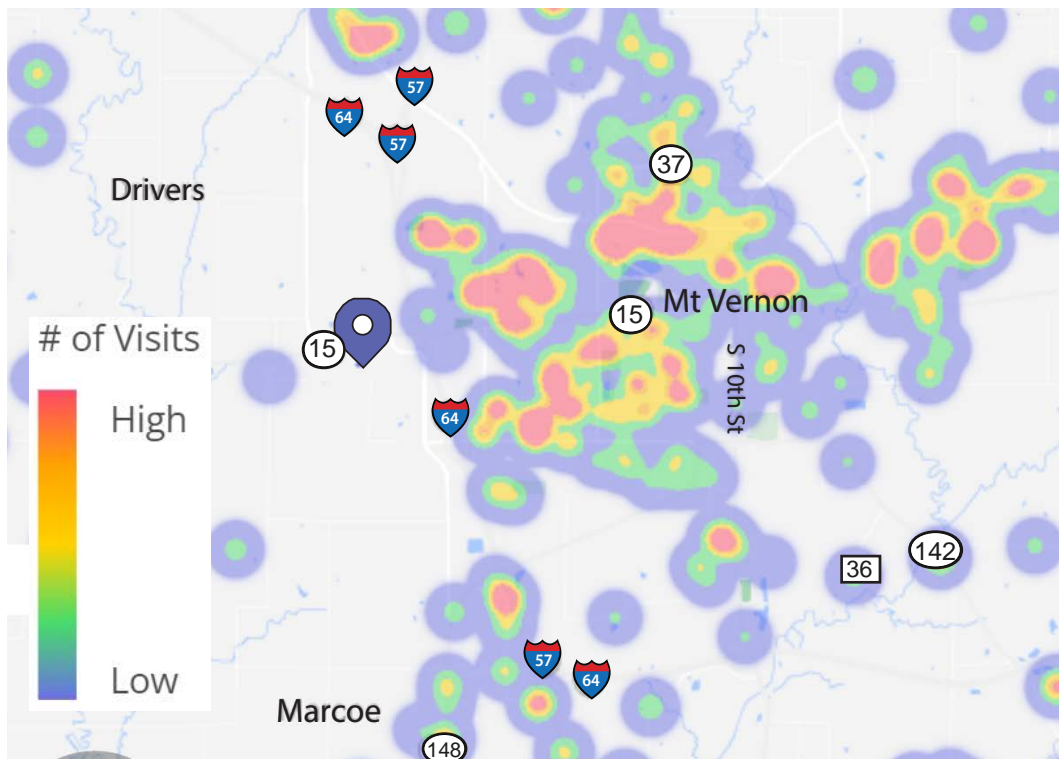
4.78

AVG. DWELL TIME



37.5 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

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



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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- 24,049 SF FREE STANDING BUILDING FOR LEASE
- BETWEEN HIGH PERFORMING LOWES 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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