



KING CITY SQUARE

400-423 S 42ND ST MOUNT VERNON, IL 62864

ENDCAP AVAILABLE AT KROGER
ANCHORED PLAZA

XTEAM
RETAIL ADVISORS

KING CITY SQUARE

DEMOGRAPHICS

PLEASE CONTACT:

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KYLE@L3CORP.NET

L³ CORPORATION

RICK SPECTOR

DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

VISIT METRICS JULY 1st, 2024 - JUNE 30th, 2025 ● DATA PROVIDED BY PLACER

VISITS/YEAR

1.3 M

VISITORS

142.4 K

VISIT FREQUENCY

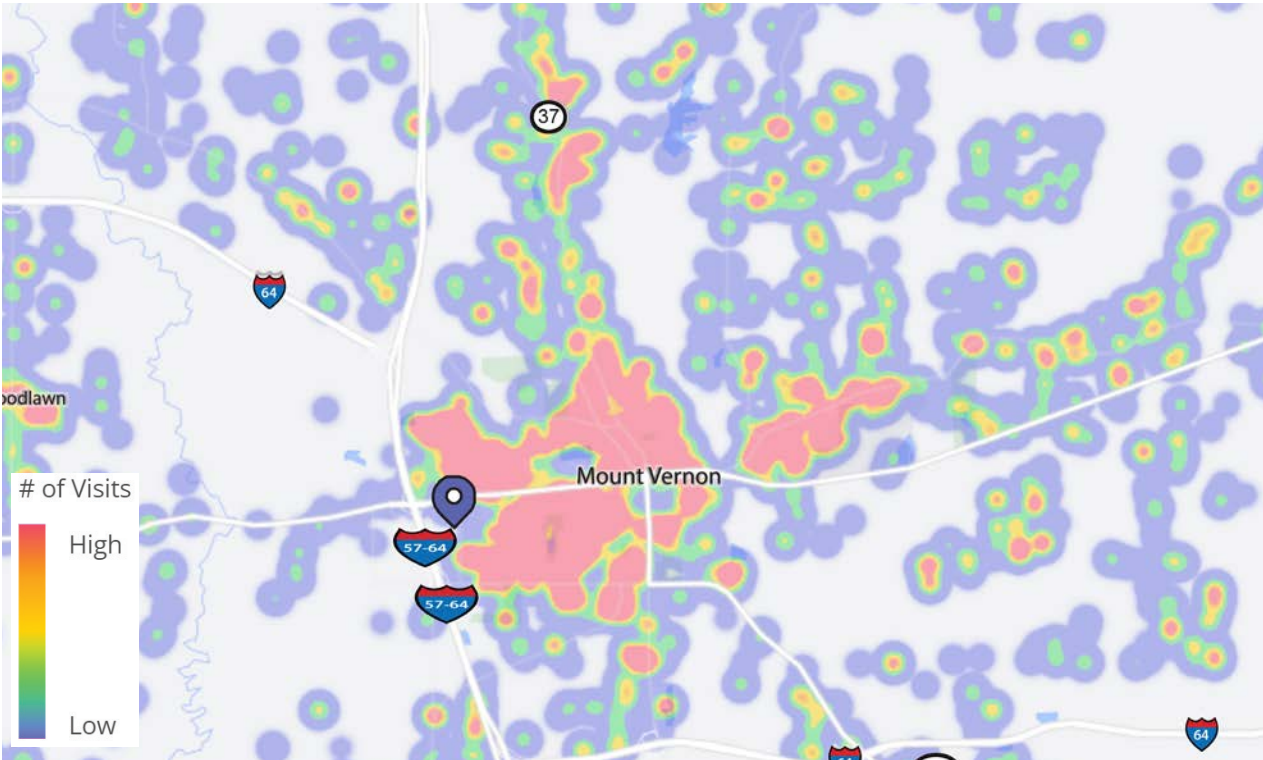
9.17

AVG. DWELL TIME

29 MIN



HEAT MAP ● PER PLACER.AI



POPULATION ANALYSIS

POPULATION		<u>5 MILE</u>	<u>15 MILES</u>	<u>30 MILES</u>
		18,815	40,304	151,608
HOUSEHOLDS		<u>5 MILE</u>	<u>15 MILES</u>	<u>30 MILES</u>
		8,116	16,283	61,812
AVG HH INCOME		<u>5 MILE</u>	<u>15 MILES</u>	<u>30 MILES</u>
		\$63,556	\$68,218	\$64,505

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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SITE PLAN

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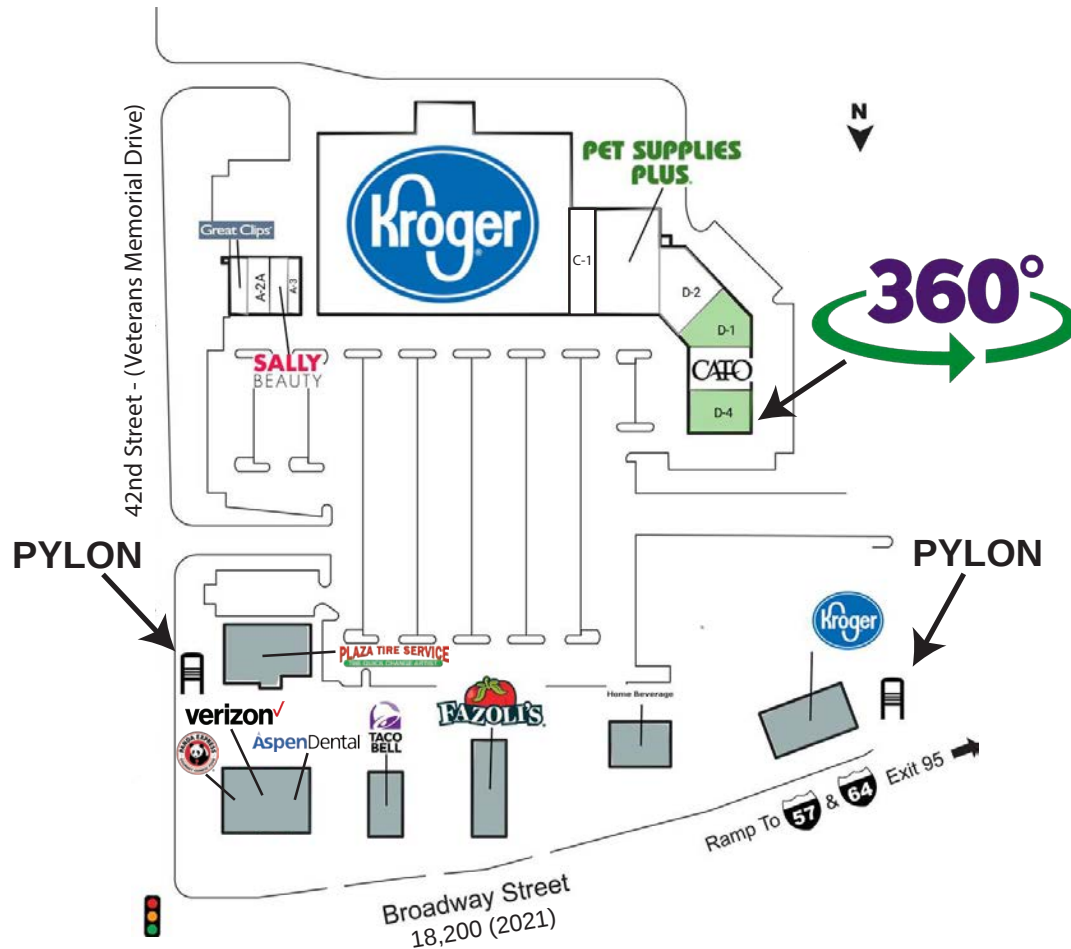
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SUITE	TENANT	SIZE
A-1	GREAT CLIPS	1,400 SF
A-2A	VIP NAILS	1,750 SF
A-2B	SALLY BEAUTY SUPPLY	1,400 SF
A-3	RUBY'S XVI	1,050 SF
B-1	KROGER	61,488 SF
C-1	101 TOBACCO SHOP	3,875 SF
C-2	PET SUPPLIES PLUS	8,700 SF
D-1	AVAILABLE	2,985 SF
D-2	CHINA BUFFET	4,500 SF
D-3	CATO FASHION	3,850 SF
D-4	AVAILABLE	3,430 SF

- #1 RANKED POWER CENTER IN REGION PER PLACER.AI
- STRONG KROGER SALES, BRINGING IN A HIGH VOLUME OF PEOPLE
- #3 KROGER IN THE STATE OF ILLINOIS (OUT OF 30)
- CALL BROKER FOR DETAILS

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PICTURES

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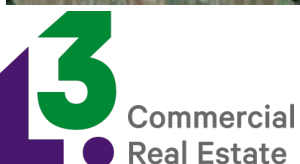
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MARKET AERIAL

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