



# Kroger

 **FREE Delivery & 2X Fuel Points\***  
Membership starting at \$59/year

Pharmacy



**KING CITY SQUARE**  
400-423 S 42<sup>ND</sup> ST MOUNT VERNON, IL 62864  
**END CAP AVAILABLE AT KROGER ANCHORED PLAZA**

# KING CITY SQUARE

## DEMOGRAPHICS

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L<sup>3</sup> CORPORATION

RICK SPECTOR

DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

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## VISIT METRICS MAR 1<sup>st</sup>, 2023 - FEB 29<sup>th</sup>, 2024 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



1.3 M

VISITORS



144.4 K

VISIT FREQUENCY



9.17

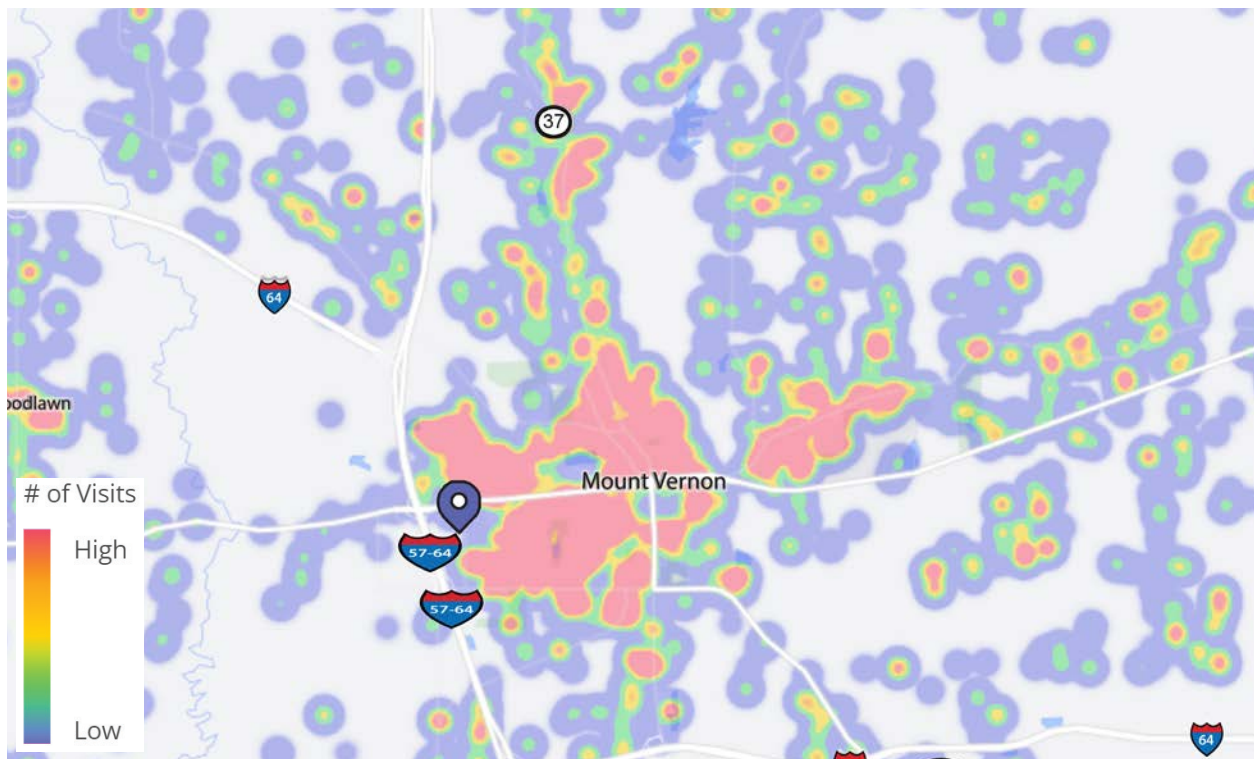
AVG. DWELL TIME



29 MIN



## HEAT MAP • PER PLACER.AI



## POPULATION ANALYSIS

|               |  |                           |                             |                             |
|---------------|--|---------------------------|-----------------------------|-----------------------------|
| POPULATION    |  | <u>5 MILE</u><br>18,956   | <u>15 MILES</u><br>41,815   | <u>30 MILES</u><br>156,006  |
| HOUSEHOLDS    |  | <u>5 MILE</u><br>8,248    | <u>15 MILES</u><br>16,586   | <u>30 MILES</u><br>62,059   |
| AVG HH INCOME |  | <u>5 MILE</u><br>\$65,461 | <u>15 MILES</u><br>\$69,713 | <u>30 MILES</u><br>\$65,659 |

VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

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## SITE PLAN

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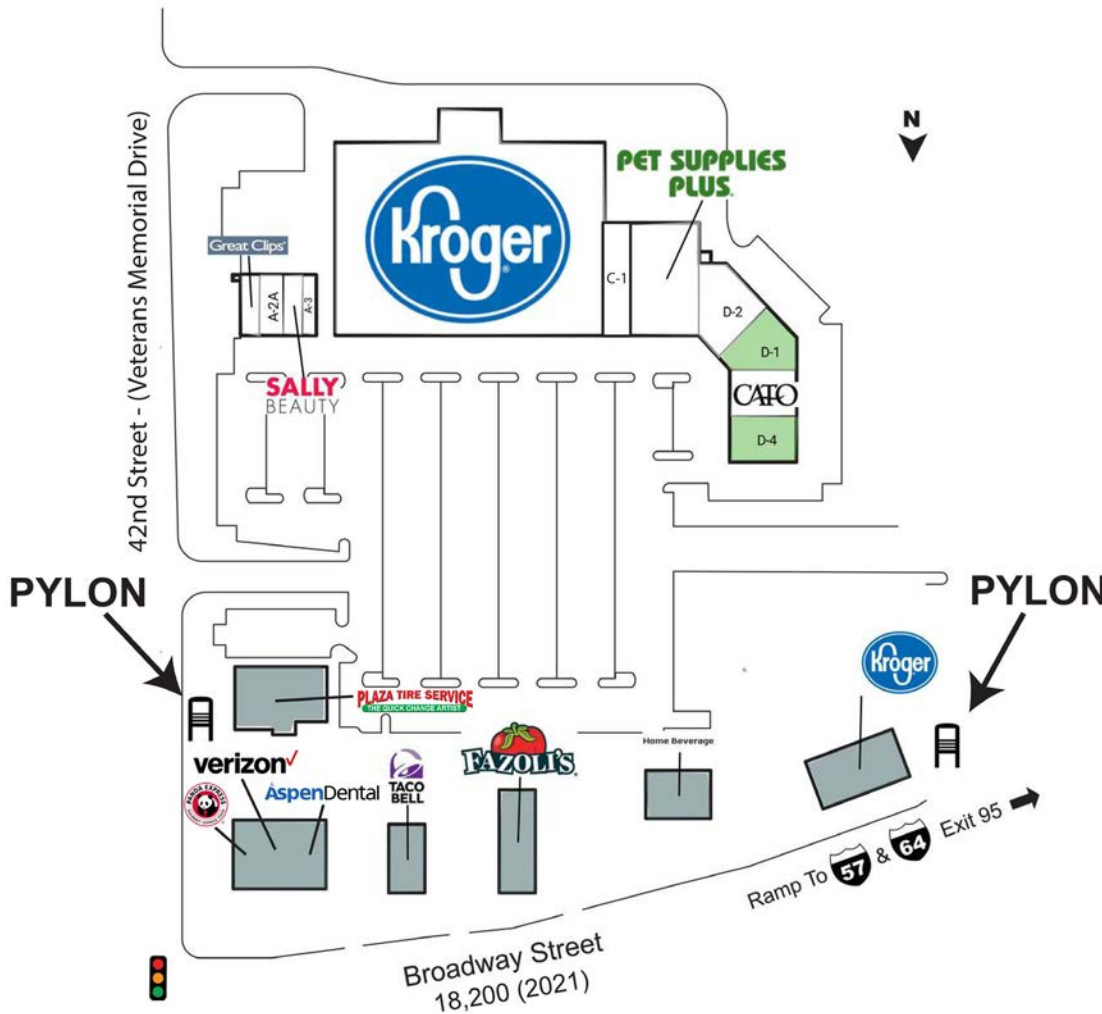
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| SUITE | TENANT              | SIZE      |
|-------|---------------------|-----------|
| A-1   | GREAT CLIPS         | 1,400 SF  |
| A-2A  | VIP NAILS           | 1,750 SF  |
| A-2B  | SALLY BEAUTY SUPPLY | 1,400 SF  |
| A-3   | RUBY'S XVI          | 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 (OVER 100,000/MONTH)
- #3 KROGER IN THE STATE OF ILLINOIS (OUT OF 30)
- CALL BROKER FOR DETAILS

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## PICTURES

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## MARKET AERIAL

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