



# GOOD NEIGHBOR SHOPPING CENTER

1500 S. LAKE LAND BLVD. MATTOON, IL 61938 | LOCATED ON ROUTE 45



**FAMILY DOLLAR AND GROCERY- ANCHORED!**



**FOR RENT | RETAIL + OFFICE**

NEAR I-57 AND LAKE LAND COLLEGE (7,500+ STUDENTS). 8,000 LOCAL DAYTIME WORKERS! MAJOR REGIONAL EMPLOYERS INCLUDE GE, UPS, RURAL KING, PINNACLE FOODS, AND SARAH BUSH LINCOLN HEALTH CENTER SERVICES.

- SPACE AVAILABLE | 809 - 2,347 SF**
- ANNUAL NET RENT\* | \$6 - \$8 / SF**
- CAM & TAX | \$2.58 / SF**
- POPULATION | 20,000 WITHIN 3 MILES**
- DAYTIME POPULATION | 8,000 WITHIN 3 MILES**
- AVERAGE HH INCOME | \$55,000 WITHIN 3 MILES**
- TRAFFIC | 12,000 VEHICLES PER DAY**

\*Available spaces only



TENANTS INCLUDE



CONTACT

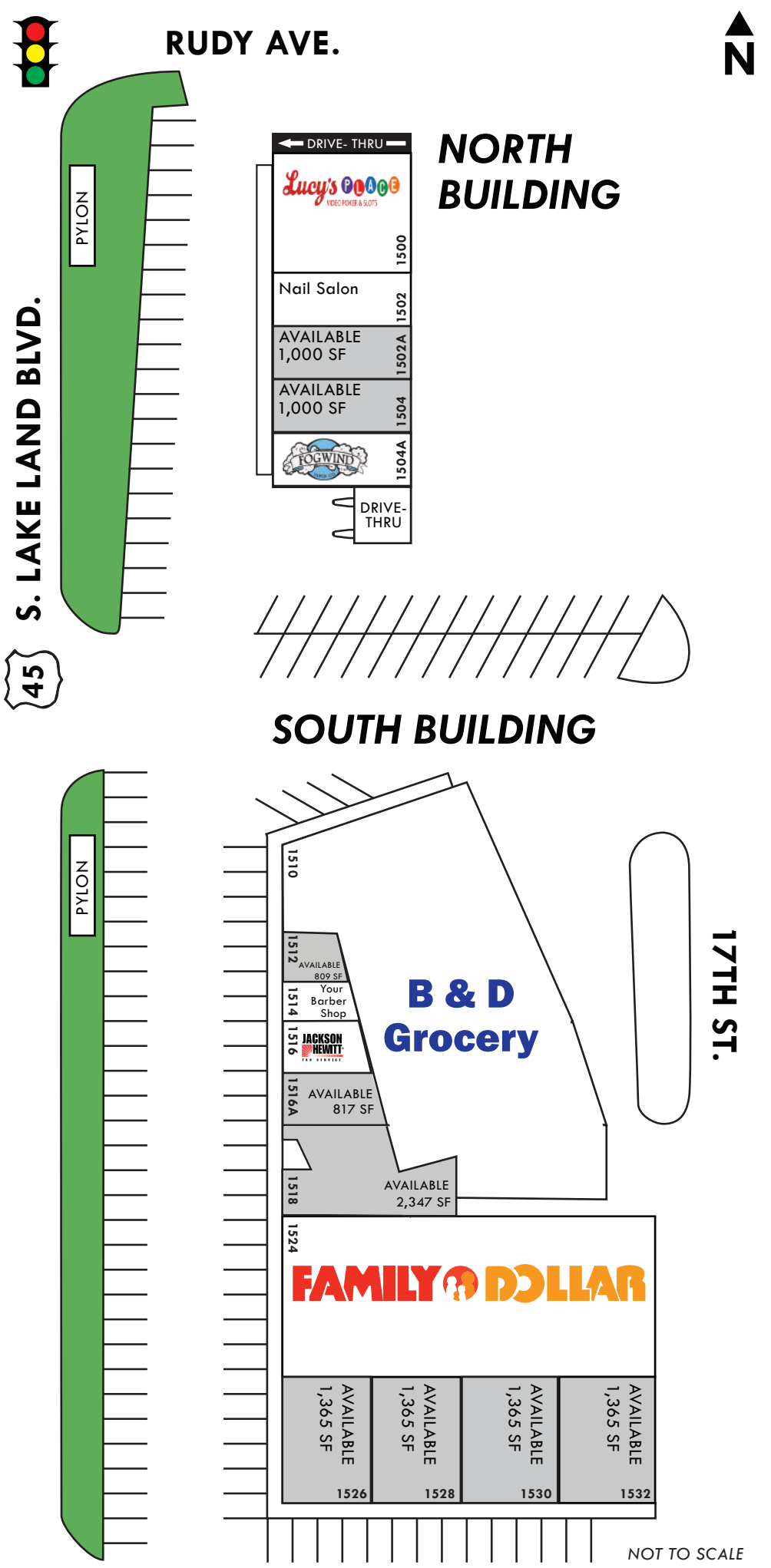
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# GOOD NEIGHBOR SHOPPING CENTER

1500 SOUTH LAKE LAND BOULEVARD, MATTOON, ILLINOIS 61938

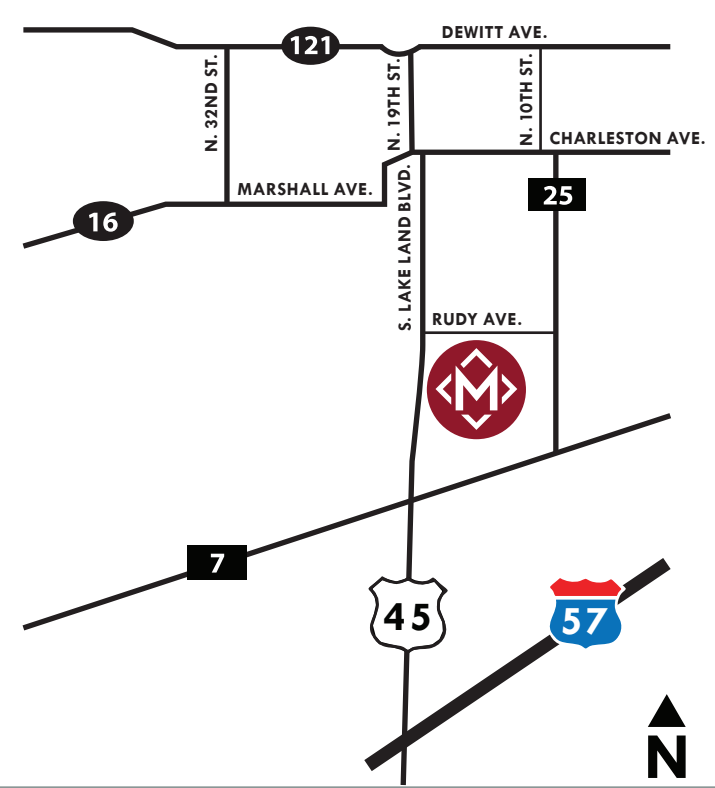
## SITE PLAN



## TENANTS

#	SF	TENANT
<b>SOUTH BUILDING</b>		
1510	13,039	B & D Grocery
1512	809	AVAILABLE
1514	535	Your Barber Shop
1516	750	Jackson Hewitt
1516A	817	AVAILABLE
1518	2,347	AVAILABLE
1524	9,660	Family Dollar
1526	1,365	AVAILABLE
1528	1,365	AVAILABLE
1530	1,365	AVAILABLE
1532	1,365	AVAILABLE
<b>NORTH BUILDING</b>		
1500	2,000	Lucy's Place
1502	1,000	Nail Salon
1502A	1,000	AVAILABLE
1504	1,000	AVAILABLE
1504A	1,000	Fogwind Vapor

## LOCATION



## MAP



**312-337-1001** **TERRI COX | ARNIE BLAKE**

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