

MATTOON I-57 INTERCHANGE LAND

Mattoon, Illinois



HIGHLIGHTS

- Large and small land parcels available at the crossroads of Interstate 57 and State Route 16, which provides excellent access to all of the population surrounding the Charleston-Mattoon market
- Located in the primary shopping destination in the Charleston-Mattoon Micropolitan Statistical Area, which has a trade area population of 101,319
- Join Rural King, Marshalls, JOANN, The Home Depot, Walmart, AMC Theatres, PetSmart and many other retailers located at this interchange
- The market draws from up to 30 miles in all directions
- These sites benefit from being close to Lake Land College and Eastern Illinois University, which have 5,000 and 7,415 students enrolled, respectively
- The strong employment base in this community includes LSC Communications, Rural King corporate headquarters and distribution center, Sarah Bush Lincoln Health Center, Eastern Illinois University, Consolidated Communications, Lake Land College, First Mid-Illinois Bank & Trust, and Pinnacle Foods

DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2026 Projection	21,148	48,958	62,338	83,012	146,372
2021 Estimate	20,496	47,718	61,114	83,012	146,016
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2021 Average	\$61,529	\$63,071	\$63,568	\$64,359	\$67,382
2021 Median	\$44,428	\$44,083	\$46,170	\$48,712	\$51,599
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2021 Employees	17,692	28,863	32,526	42,736	75,509

LEASING INFORMATION
www.goodmanrealestate.com
216.381.8200

CLEVELAND THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS 389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

BOBBY BENJAMIN
bobby@goodmanrealestate.com

ALEX JUSTICE
alexandria@goodmanrealestate.com

in conjunction with State of Illinois licensed broker

BLAKE PIERCE
Cojak Land Services, LLC
rkrealty@ruralking.com
217.235.9050



LEASING INFORMATION

BOBBY BENJAMIN
bobby@goodmanrealestate.com

ALEX JUSTICE
alexandria@goodmanrealestate.com

in conjunction with State of Illinois licensed broker
BLAKE PIERCE
Cojak Land Services, LLC
rkrealty@ruralking.com
217.235.9050

MATTOON I-57 INTERCHANGE LAND

Mattoon, Illinois



THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.



LEASING INFORMATION

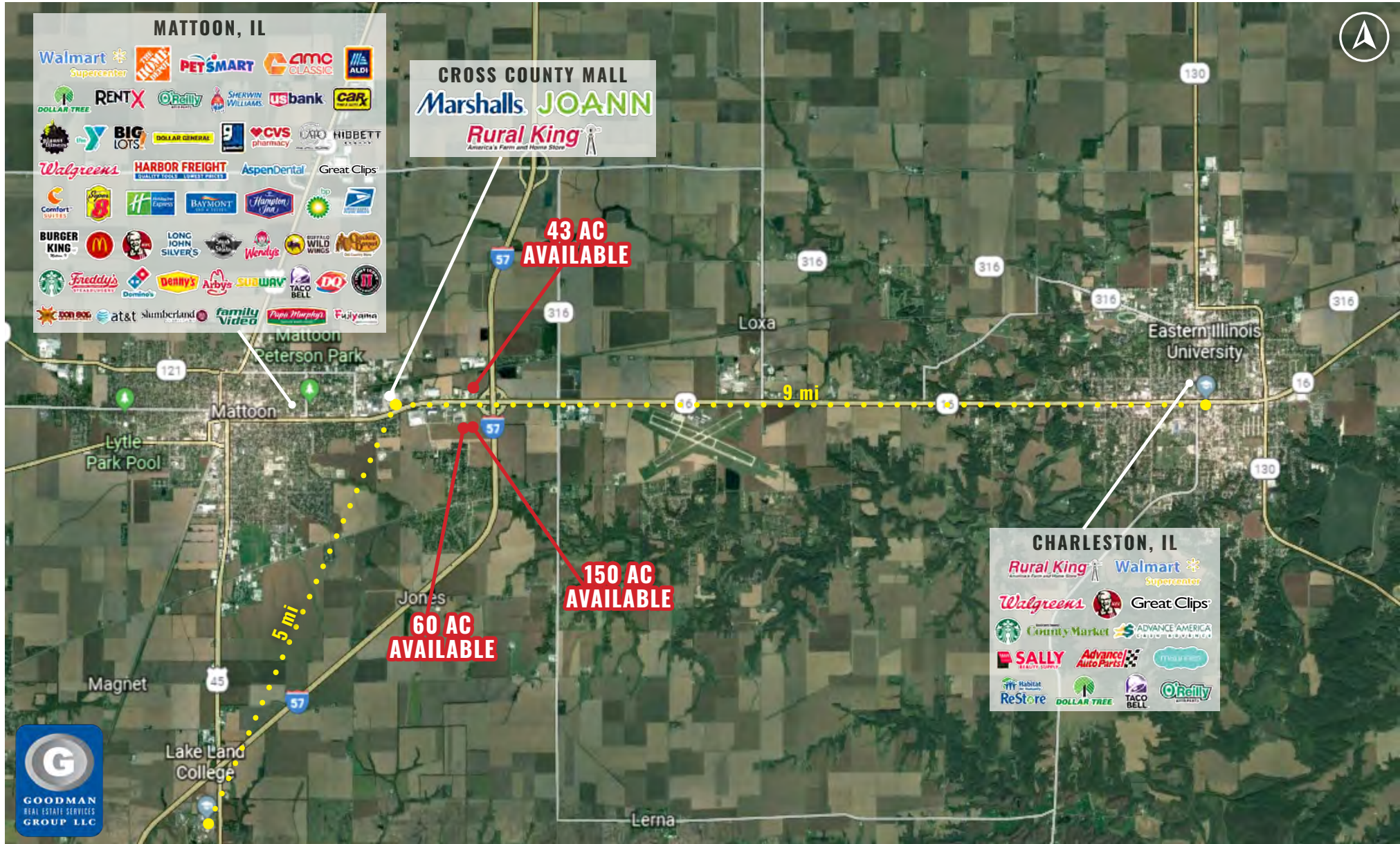
BOBBY BENJAMIN
bobby@goodmanrealestate.com
ALEX JUSTICE
alexandria@goodmanrealestate.com

in conjunction with State of Illinois licensed broker
BLAKE PIERCE
Cojak Land Services, LLC
rkrealty@ruralking.com
217.235.9050

MATTOON I-57 INTERCHANGE LAND

Mattoon, Illinois

MICROPOLITAN STATISTICAL AREA



THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.



LEASING INFORMATION

BOBBY BENJAMIN
bobby@goodmanrealestate.com

ALEX JUSTICE
alexandria@goodmanrealestate.com

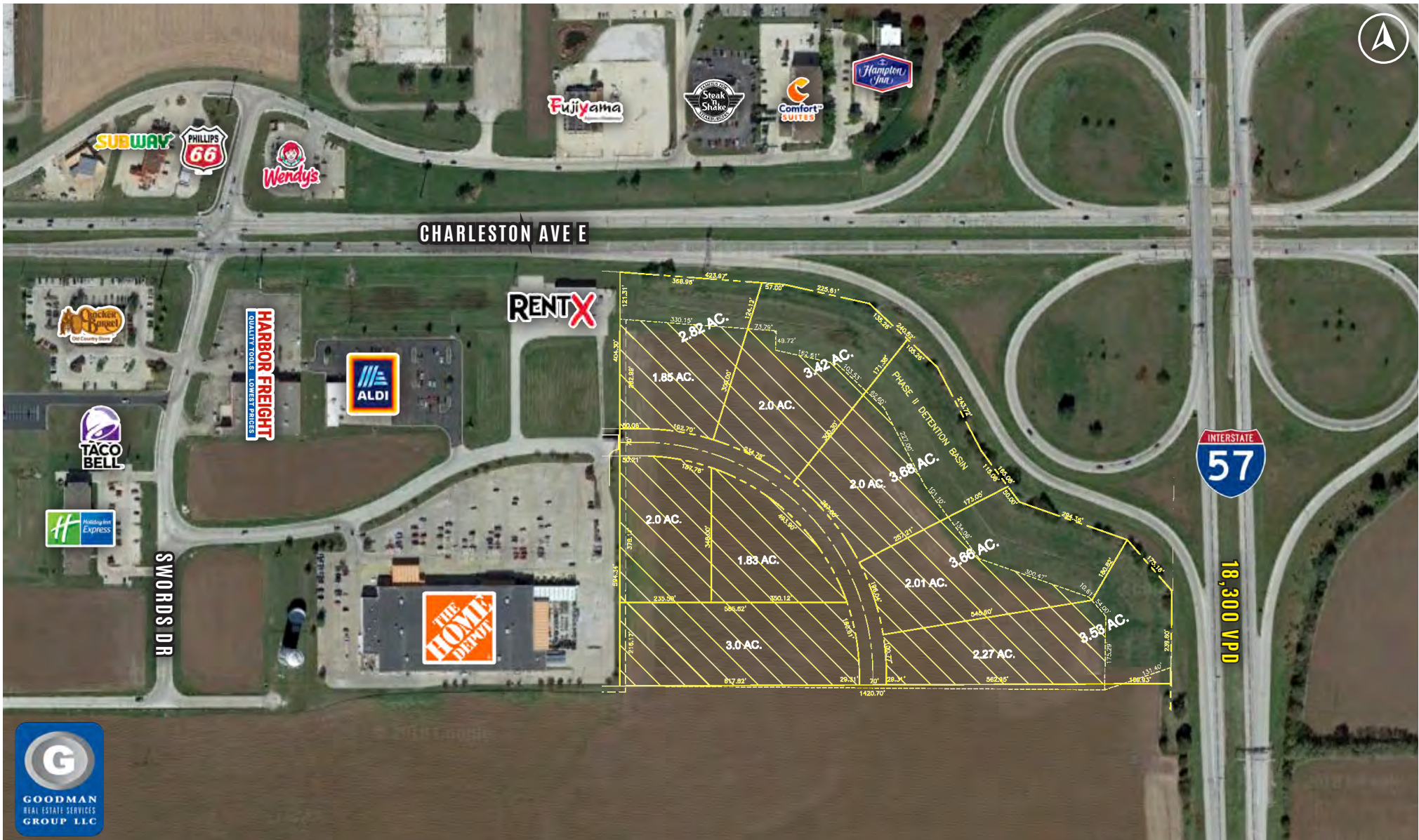
in conjunction with State of Illinois licensed broker

BLAKE PIERCE
Cojak Land Services, LLC
rkrealty@ruralking.com
217.235.9050

MATTOON I-57 INTERCHANGE LAND

Mattoon, Illinois

PROPOSED LAND DIVISION EAST OF HOME DEPOT





LEASING INFORMATION

BOBBY BENJAMIN
bobby@goodmanrealestate.com

ALEX JUSTICE
alexandria@goodmanrealestate.com

in conjunction with State of Illinois licensed broker

BLAKE PIERCE
Cojak Land Services, LLC
rkrealty@ruralking.com
217.235.9050

MATTOON I-57 INTERCHANGE LAND

Mattoon, Illinois



THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.



LEASING INFORMATION

BOBBY BENJAMIN
bobby@goodmanrealestate.com

ALEX JUSTICE
alexandria@goodmanrealestate.com

in conjunction with State of Illinois licensed broker
BLAKE PIERCE
Cojak Land Services, LLC
rkrealty@ruralking.com
217.235.9050

MATTOON I-57 INTERCHANGE LAND

Mattoon, Illinois



**60 AC
AVAILABLE**

Walmart *
Supercenter

DETRO DR

**MURPHY
USA**





LEASING INFORMATION

BOBBY BENJAMIN
bobby@goodmanrealestate.com

ALEX JUSTICE
alexandria@goodmanrealestate.com

in conjunction with State of Illinois licensed broker

BLAKE PIERCE
Cojak Land Services, LLC
rkrealty@ruralking.com
217.235.9050

MATTOON I-57 INTERCHANGE LAND

Mattoon, Illinois

