

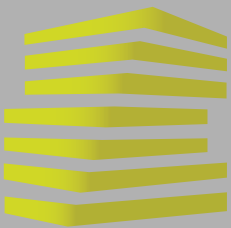
# TIMES SQUARE MALL

3914-4017 BROADWAY STREET, MOUNT VERNON, IL  
ANCHOR, JUNIOR ANCHOR, AND SMALL SHOP SPACE FOR LEASE AT TIMES  
SQUARE MALL IN THE SUPER REGIONAL TRADE AREA OF MOUNT VERNON, IL.



**LOCATION.**  
commercial real estate





# TIMES SQUARE MALL

## MARKET OVERVIEW

BRIAN DEUTSCH

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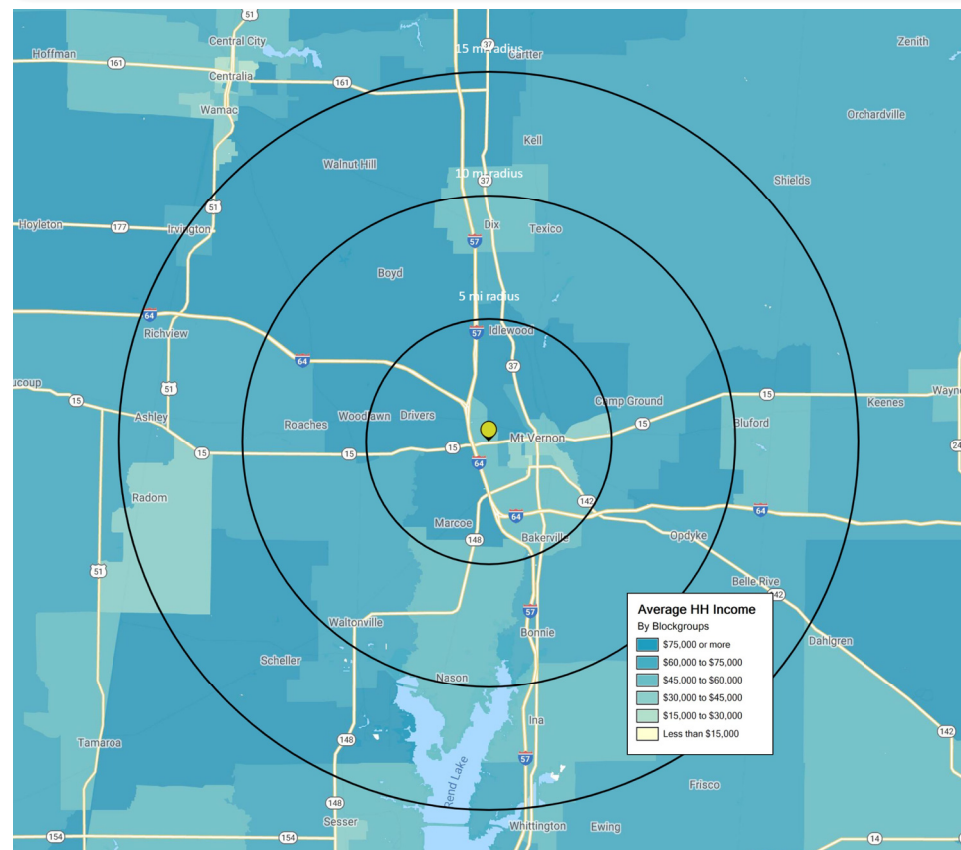
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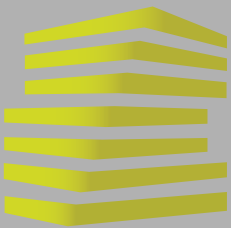
Located at the crossroads of I-57 and I-64, Mount Vernon is the perfect location for many industries, retail businesses, regional medical services and tourism. Over one billion public and private dollars have been spent on development during the last six years. Under the guidance of a citizen/city generated Comprehensive Plan, Mt. Vernon has made great strides in infrastructure improvements: roads, water and sewer lines, growth in economic development: new retail, expansion/renovation of existing businesses, the attraction of new businesses, growth in recreational facilities and community events and the revitalization of the historic downtown area. Mount Vernon known as "Festival Arts City" is a city in and the county seat of Jefferson County, Illinois.

Mount Vernon hosts a 48-acre (190,000 m<sup>2</sup>) facility for Continental Tire of North America. It is also home to major distribution centers for NAPA, National Railway Equipment(NREC), ALCO and IPT (subsidiaries of NREC), and Walgreens along with many other smaller industries. Mt. Vernon's top employers include Continental Tire (3,200), Walgreens Distribution Center (1,500), Good Samaritan Hospital (1,130), Crossroads Community Hospital (325), and Mount Vernon City Schools, District 80 (260).



2020 DEMOGRAPHICS

POPULATION		<u>5 MILES</u> 19,487	<u>10 MILES</u> 30,173	<u>10 MILES</u> 41,982
HOUSEHOLDS		<u>5 MILES</u> 8,820	<u>10 MILES</u> 13,189	<u>10 MILES</u> 17,391
AVG HH INCOME		<u>5 MILES</u> \$68,330	<u>10 MILES</u> \$70,142	<u>1.5 MILES</u> \$69,941



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## SITE PLAN + DETAILS

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Suite	Tenant	SF
12	AVAILABLE	4,865
16-20	AVAILABLE	3,565
22	AVAILABLE	1,035
26	AVAILABLE	1,065
28	AVAILABLE	2,020
30	AVAILABLE	2,100
32-34	AVAILABLE	4,200
37	AVAILABLE	2,499
43	AVAILABLE	4,738
45	AVAILABLE	3,244

- ANCHOR, JUNIOR ANCHOR, AND SMALL SHOP SPACE FOR LEASE AT TIMES SQUARE MALL
- SUPER REGIONAL TRADE AREA
- JOIN ROSS, HOBBY LOBBY, DUNHAM'S, AND BIG LOTS,
- CALL BROKER FOR PRICING



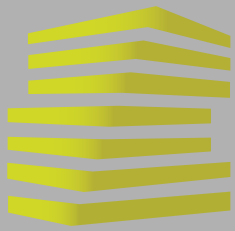
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# TIMES SQUARE MALL

## PHOTOS

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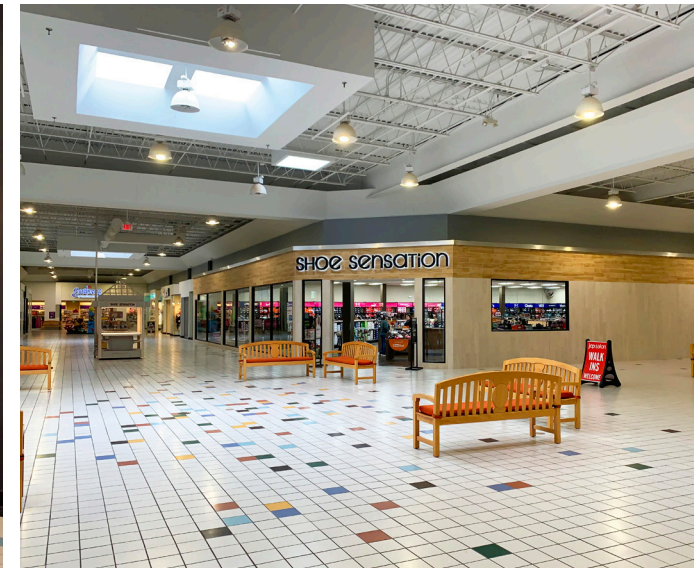
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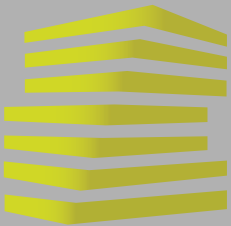
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# TIMES SQUARE MALL MARKET AERIAL

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