

RETAIL PROPERTY FOR LEASE

Southtowne Shopping Center

122 SOUTHTOWNE SHOPPING CTR., DU QUOIN, IL 62832



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,355 - 6,609 SF
Lease Rate:	\$10.00 SF/yr (NNN)
Lot Size:	9.69 Acres
Building Size:	92,603
Zoning:	Commercial
Municipality:	Du Quoin
Submarket:	Perry County
Traffic Count:	13,900

PROPERTY OVERVIEW

Three spaces are currently available in this grocery anchored shopping center ranging in size from 1,355 square feet to 6,690 square feet. Ideally situated on S. Washington Street/US-51 which is the major thoroughfare running north and south through Du Quoin. This center features, excellent visibility, ingress/egress, and provides ample parking. Neighboring Tenants include Save A Lot, Shoe Sensation, Dollar Tree, Cato, Subway, and more.

Du Quoin is located in the heart of Southern Illinois in Perry County. The county seat of Perry County is Pinckneyville which is just 14 miles northwest of the shopping center.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
108	Negotiable	2,700 SF
114	Negotiable	2,700 SF
120	\$10.00 SF/yr	6,609 SF
Suite 8	Negotiable	5,400 SF

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PROPERTY DETAILS

LEASE RATE

\$10.00 SF/YR

LOCATION INFORMATION

Building Name	Southtowne Shopping Center
Street Address	122 Southtowne Shopping Ctr.
City, State, Zip	Du Quoin, IL 62832
County/Township	Perry
Municipality	Du Quoin
Submarket	Perry County
Cross Streets	S. Washington St. & Gas Plant Rd.
Side Of Street	East
Signal Intersection	Yes
Nearest Highway	I-57, I-64
Nearest Airport	Southern Illinois Airport-MDH

BUILDING INFORMATION

Building Size	92,603 SF
Occupancy %	88%
Tenancy	Multiple
Number Of Floors	1
Free Standing	No
Signage	Pylon

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	Commercial
Lot Size	9.69 Acres
APN#	1-61-0260-214
Corner Property	yes
Traffic Count	13,900
Traffic Count Street	S. Washington Street

PARKING & TRANSPORTATION

Street Parking	No
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OPERATING EXPENSES

CAM	\$1.50
Taxes	\$0.28
Insurance	\$0.30
Total	\$2.08

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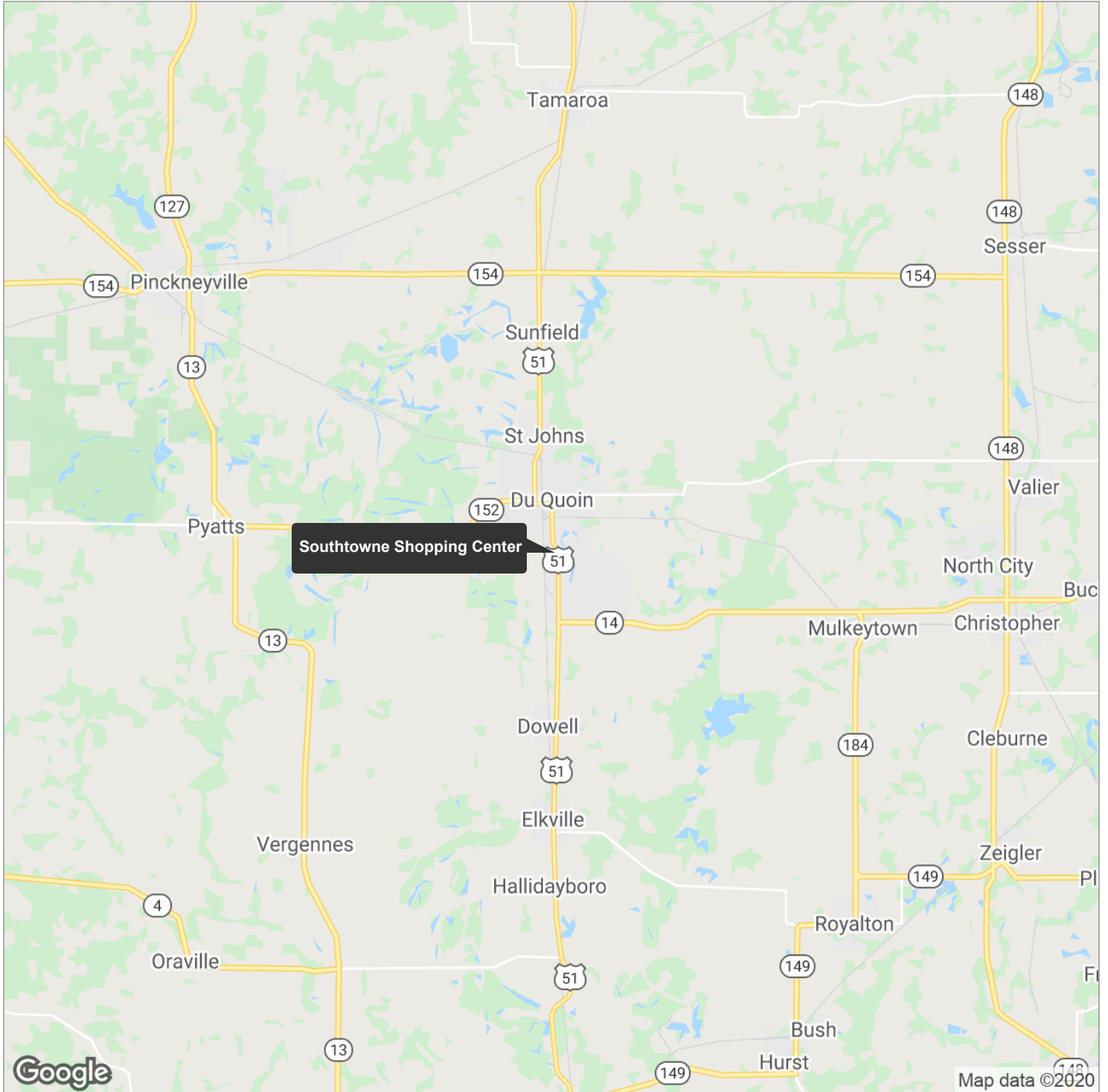
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REGIONAL MAP



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AERIAL MAP



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DEMOGRAPHICS REPORT

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	9,784	22,327	43,239
Median age	41.8	40.5	41.8
Median age (Male)			
Median age (Female)			
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	3,834	8,039	16,692
# of persons per HH	2.37	2.40	2.40
Average HH income	\$51,590	\$54,405	\$54,313
Average house value	\$97,621	\$98,504	\$99,028
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	170 (1.7%)	748 (3.4%)	1,100 (2.5%)
RACE (%)	5 MILES	10 MILES	15 MILES
White	8,395 (85.8%)	18,643 (83.5%)	38,523 (89.1%)
Black	420 (4.3%)	1,895 (8.5%)	2,207 (5.1%)
Asian	61 (0.6%)	117 (0.5%)	211 (0.5%)
Hawaiian	7 (0.1%)	8 (0.0%)	13 (0.0%)
American Indian	29 (0.3%)	66 (0.3%)	162 (0.4%)
Other	28 (0.3%)	457 (2.0%)	553 (1.3%)
DAYTIME DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Number of Businesses	311	639	1,117
Number of Employees	3,204	6,556	10,121

** Demographic data derived from 2010 US Census*

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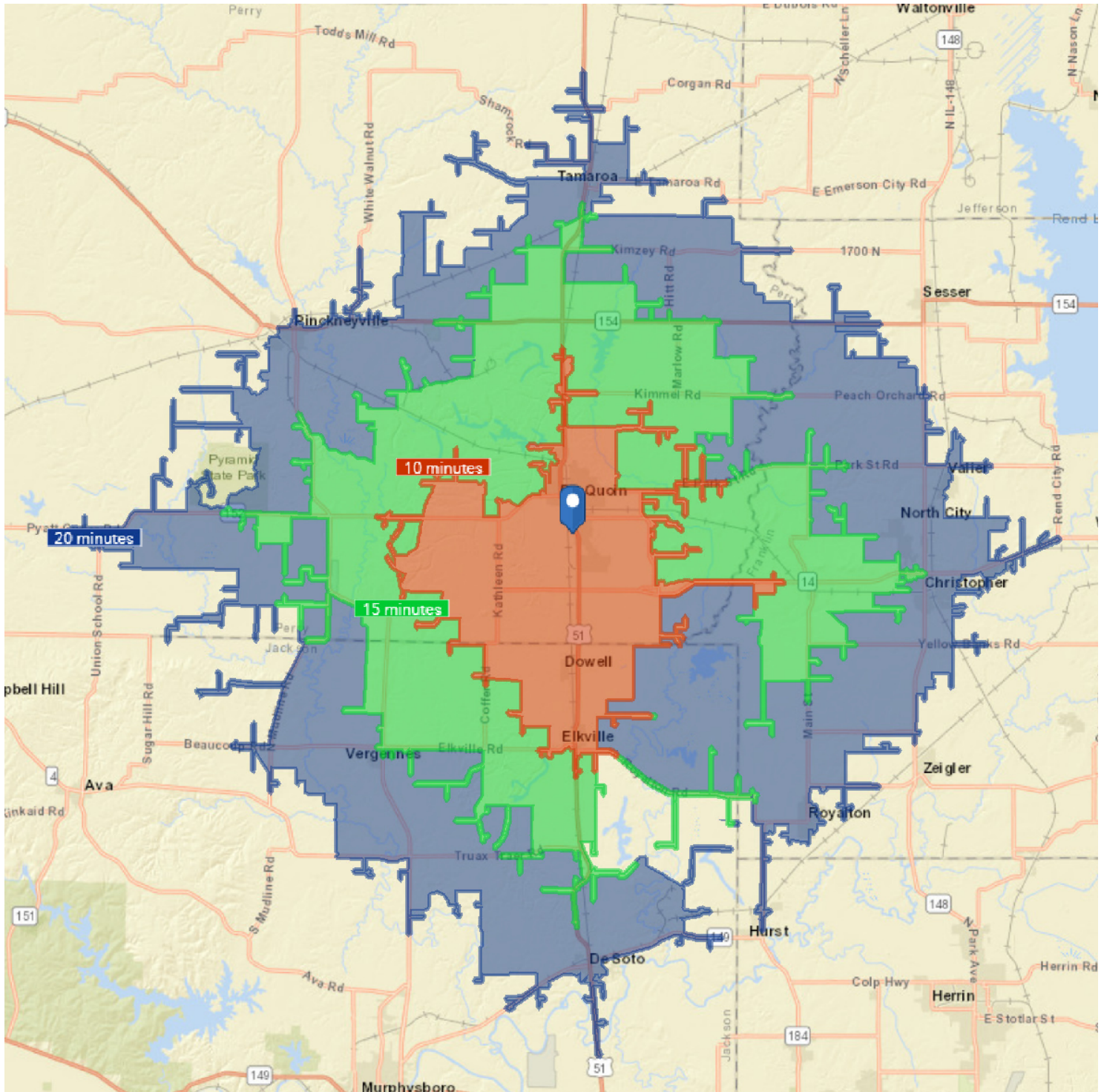
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DRIVE TIME MAP - 10, 15, 20 MINUTES



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