

3307 Broadway
Mt. Vernon, IL 62864



FOR LEASE

Thomas Realty Group, LLC

300 S. Second St | St. Charles, MO 63301
314-298-1234 | www.thomrealty.com



For More Information:

Tom Palitzsch-Broker Associate
314-298-1234 © 636-359-1047
tp@thomrealty.com

Additional Photos

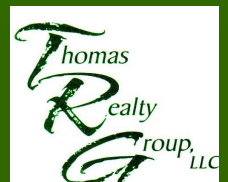


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Property Highlights

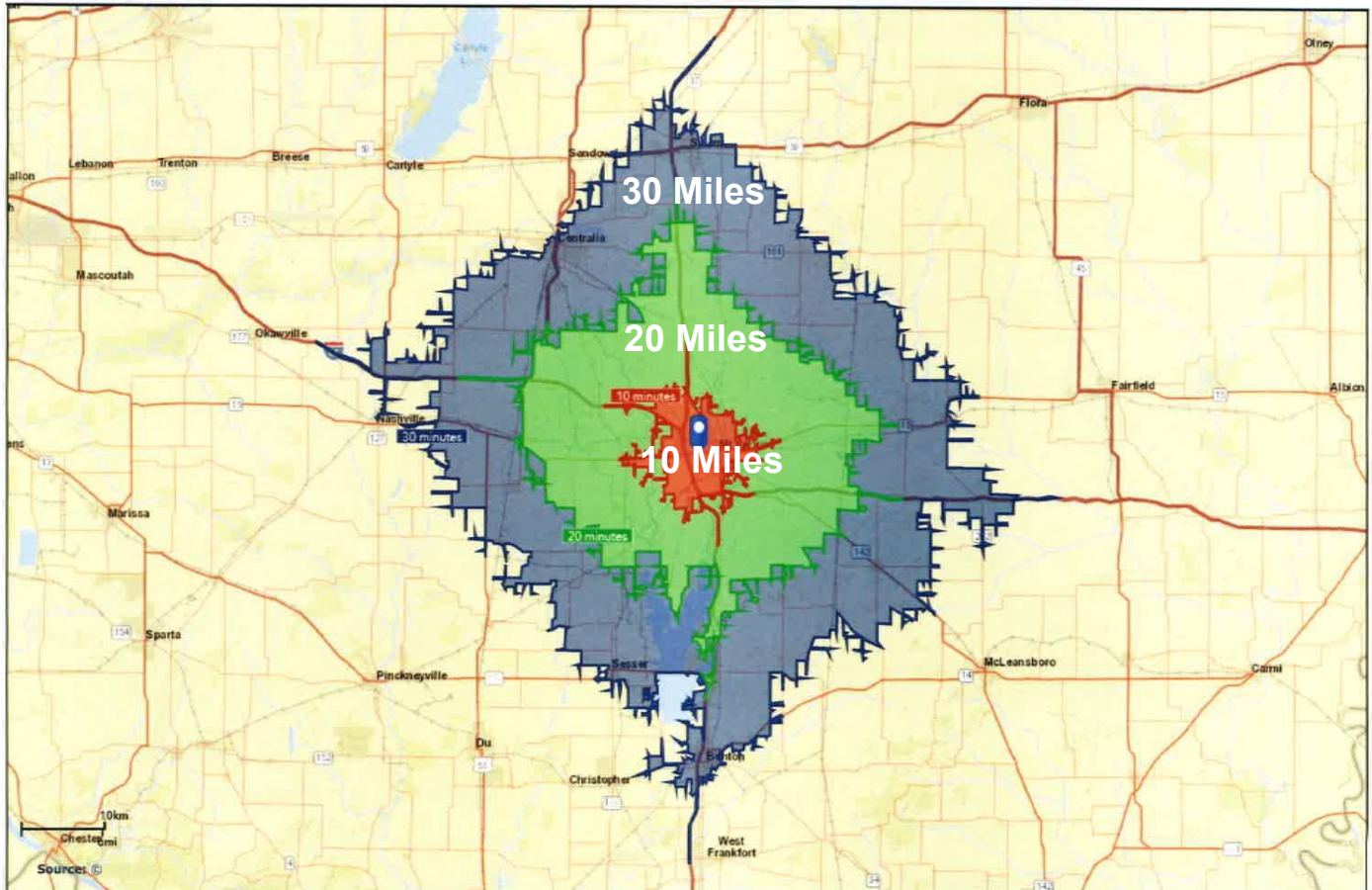
- ♦ 800 to 10,835 SF Available
- ♦ Intersection of I-57 & I-64 creates natural draw for logistics & tourism
- ♦ Dense retail corridor with strong presence of National Retailers
- ♦ 1,100 + traveler accommodations for the "Festival of the Arts"
- ♦ City Tourism generates \$109 + million/year in Jefferson County
- ♦ Mt. Vernon is the Jefferson County Seat
- ♦ 9,000 SF beautifully appointed, open floorplan (prior spa)
- ♦ Signalized Intersection w/ample parking
- ♦ Neighboring Tenants: First Financial Bank & Care First Medical Center
- ♦ Broadway 30,000 + vehicles additional 51,000 vehicles generated by the full interchange of Interstate 57/64



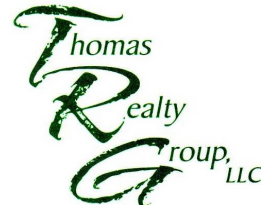
Aerial Map



Demographic Map & Aerial



Additional Information



Location and Municipality: 3307 Broadway, Mt. Vernon, IL 62864

Land Area & Dimensions: .93 acres

Taxes: (According to Jefferson County)

Parcel I.D. No./ Account #	2016 Taxes
06-36-201-014	\$2.02 SF

Demographics: (According to STDB online)

U.S. Census	10 Min	20 Min	30 Min
Population	17,093	36,910	83,827
HH	7,512	14,631	34,300
Avg. Inc.	\$56,524	\$59,990	\$58,257

Mt. Vernon City Hall: 618-242-5000

Mt Vernon Chamber of Commerce: 618-242-5725

Economic Developer: John Hallberg 618-244-3554

Public Works: Matt Fauss 618-242-6853

Planning & Zoning: 618-242-5000

Fire Dept: (618) 242-2000

Lease Price:

Unit 150	800 SF	\$12.00 NNN
Unit 160	1,035 SF	\$12.00 NNN
412 S 34th Upper	4,500 SF	\$10.00 NNN
412 S 34th Lower	4,500 SF	\$7.00 NNN