



LDC
PROPERTIES

management
development
sales/leasing



42nd Street Plaza, 612B S. 42nd St.

Mount Vernon, IL 62864

For Lease:
5,480 SF Negotiable

PROPERTY HIGHLIGHTS

- 5,480 SF Available
- Large Parking Field
- Heavy Mixed Use Traffic
- Flexible Terms and Available Free Rent, TI Allowance, BTS
- New Pylon Signage and Facade Updates!!!
- Well Insulated Red Iron Commercial Structure
- New Insulated Durolast 20yr "Green" Roof

CONTACT US

(314) 580-4095

STEVEN CARRICO

steven@ldc-properties.com

DAN EICHELBERGER

dan@ldc-properties.com

www.ldc-properties.com



management
development
sales/leasing

CONTACT US,

(314) 580-4095

www ldc-properties.com

STEVEN CARRICO

steven@ldc-properties.com

DAN EICHELBERGER

dan@ldc-properties.com

42nd Street Plaza, 612B S. 42nd St.

Mount Vernon, IL 62864

For Lease:
5,480 SF Negotiable

Demographics



3 Mile 5 Mile 7 Mile

Population 15,457 20,054 24,125

Med HH Income \$38,895 \$40,055 \$41,769

SPACE DETAILS

- 5,480 SF Available
- Semi Loading Corridor at Rear
- Previous gym space, high end finishes.
- New "Green" Durolast Roof
- Large Parking Field w/ 150+ Spaces (+ employee parking in rear)

LOCATION HIGHLIGHTS

- Repaved Large Parking Field
- Heavy Mixed Use Traffic
- New Lot & Canopy Lighting
- New Pylon Sign
- Recently Widened Entrance
- Accessible Location near higher income population

INLINE TENANTS

- SSM Convenient Care
- Dollar General • Rent One
- Blyss Dispensary
- One Main Financial • LCFS
- World Finance • Q&Q Nails
- Lady T's • Vapors4U

All information contained herein is secured from sources LDC Properties believes to be reliable. However, no information is guaranteed in any way.

