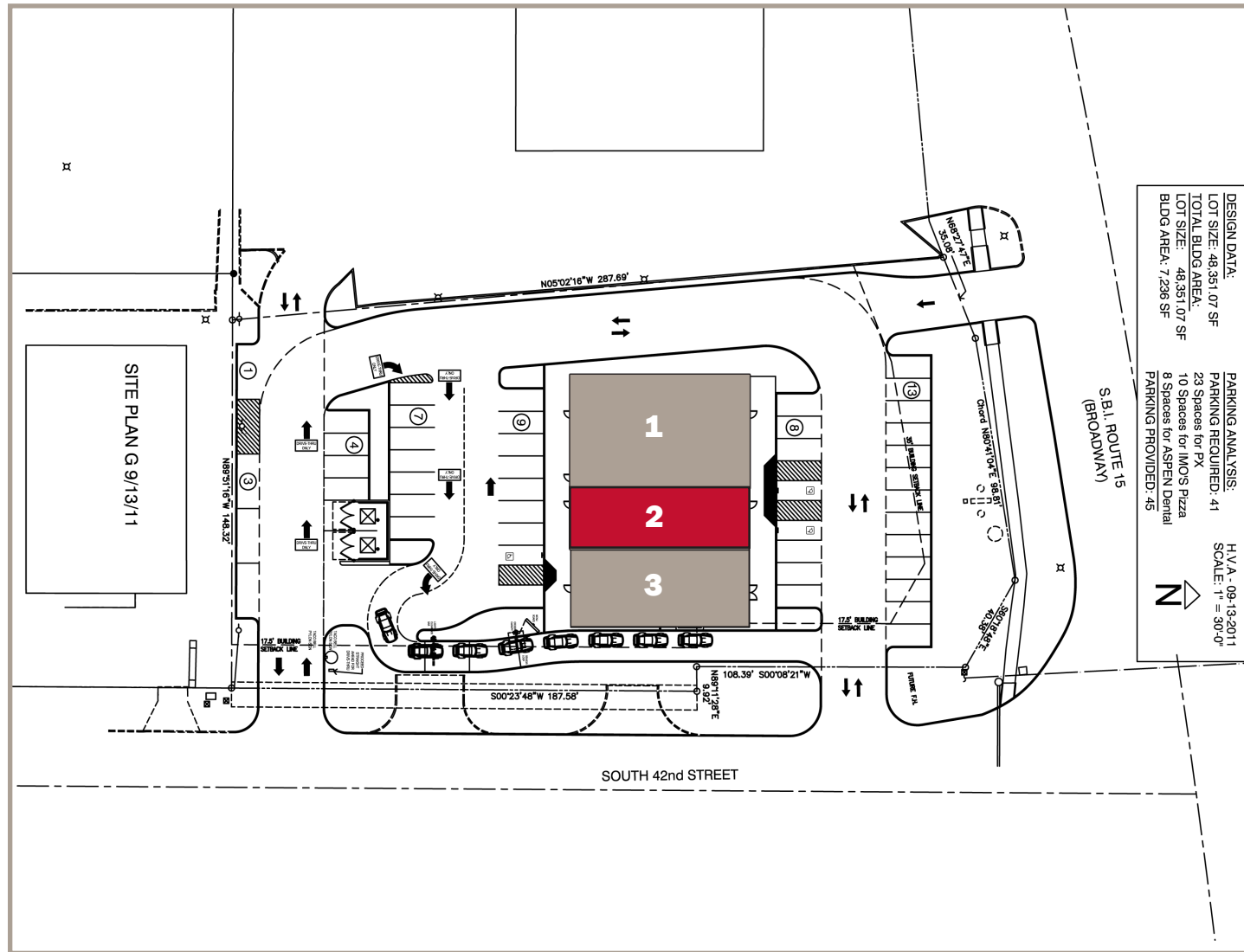


Site Plan



DESIGN DATA:
LOT SIZE: 48,351.07 SF
TOTAL BLDG AREA: 48,351.07 SF
LOT SIZE: 48,351.07 SF
BLDG AREA: 7,226 SF

PARKING ANALYSIS:
PARKING REQUIRED: 41
23 Spaces for PX
10 Spaces for MO'S Pizza
8 Spaces for ASPEN Dental
PARKING PROVIDED: 45

H.V.A. - 09-13-2011
SCALE: 1" = 30'-0"

Number	Name	SF	Number	Name	SF
1	Aspen Dental	3,200	3	Panda Express	2,232
2	Available	1,800			

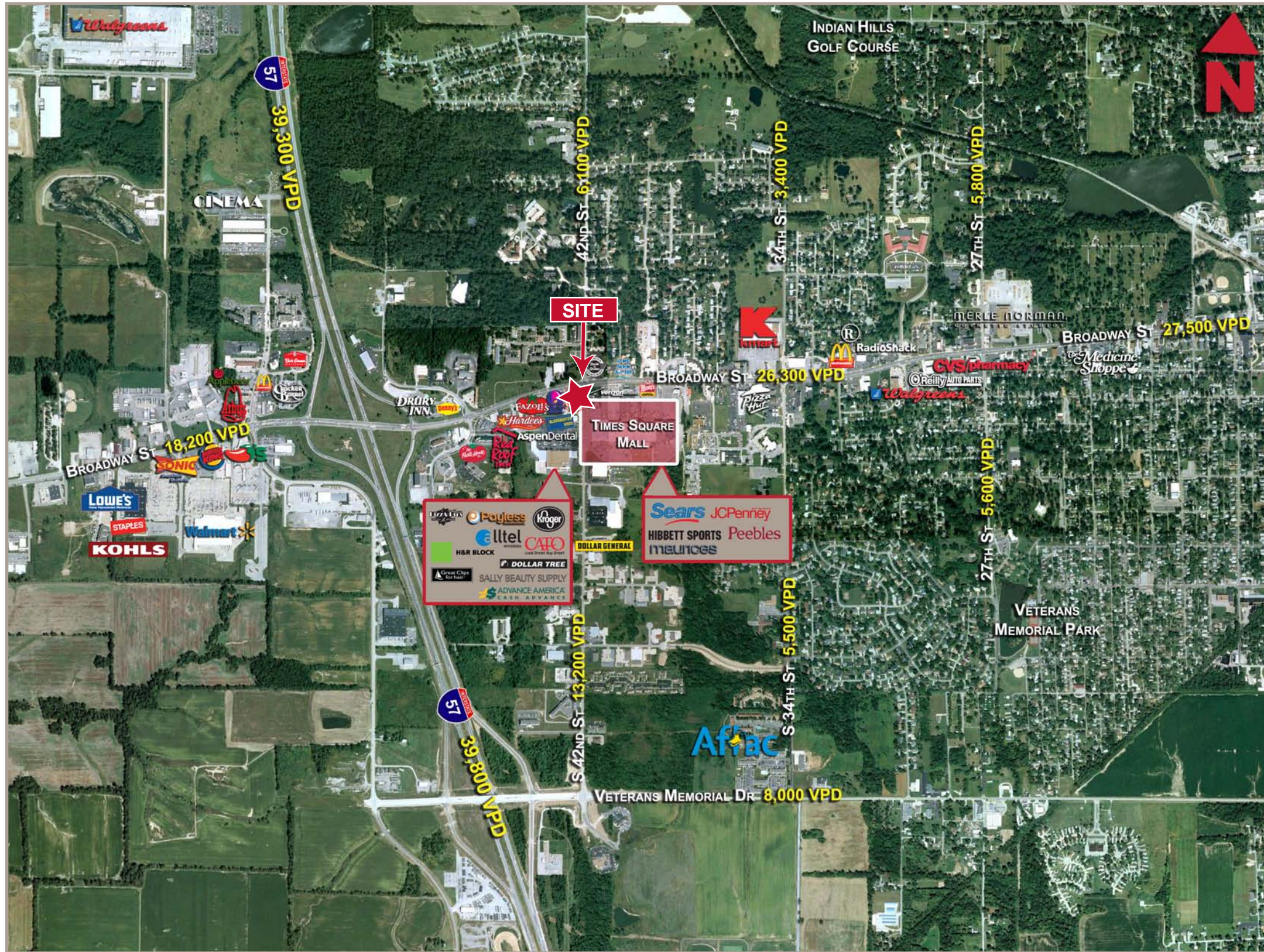
Broadway & 42nd Street
Mount Vernon, IL 62864

For Lease:
Mike Sweargin, msweargin@paceproperties.com
Patrick Willett, pwillett@paceproperties.com
314.968.9898



The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Trade Area Aerial



Mount Vernon is located in the heart of Southern Illinois at the crossroads of I-57 & I-64, one hour east of St. Louis. The city of Mount Vernon is the retail employment hub for Jefferson County, which boasts a population of 40,045 residents.

42nd Street & Broadway offers:

- Excellent visibility
- Main & Main intersection
- Highly accessible
- Ample parking
- Strong regional retail node

Space Available:

1,800 SF

Lease Rate:

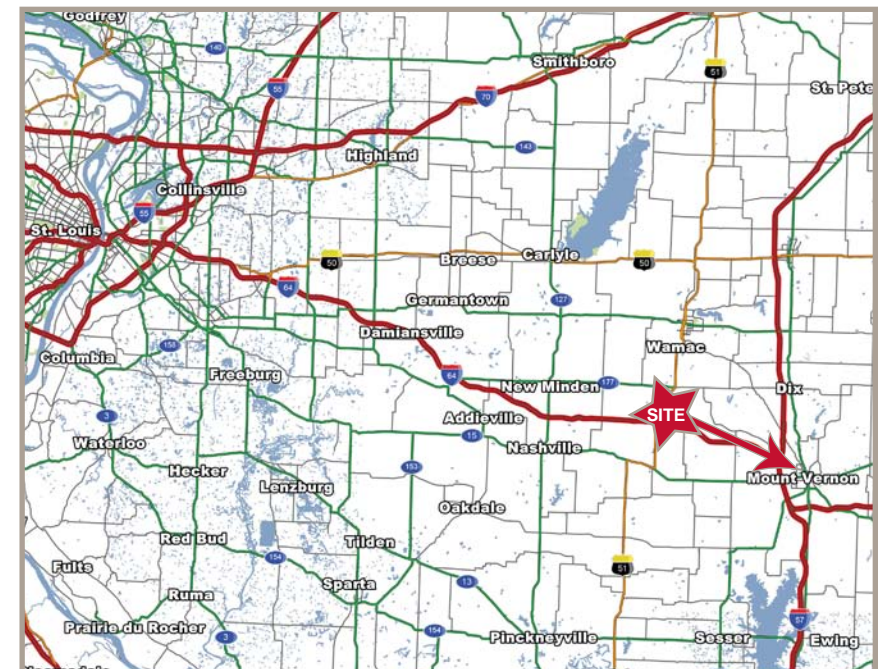
Call for details

Traffic Counts:

Broadway Avenue: 28,200 VPD

42nd Street: 13,200 VPD

Demographics	5-Mile	10-Mile	15-Mile
2009 Population	20,372	31,237	45,059
Average Income	\$49,697	\$50,707	\$51,383
Employees	22,203	23,502	25,957



Area Retailers Include:

