



2024 DEMOGRAPHICS

3 Mile | 5 Miles | 10 Miles



Population

11,225 | 18,618 | 29,462



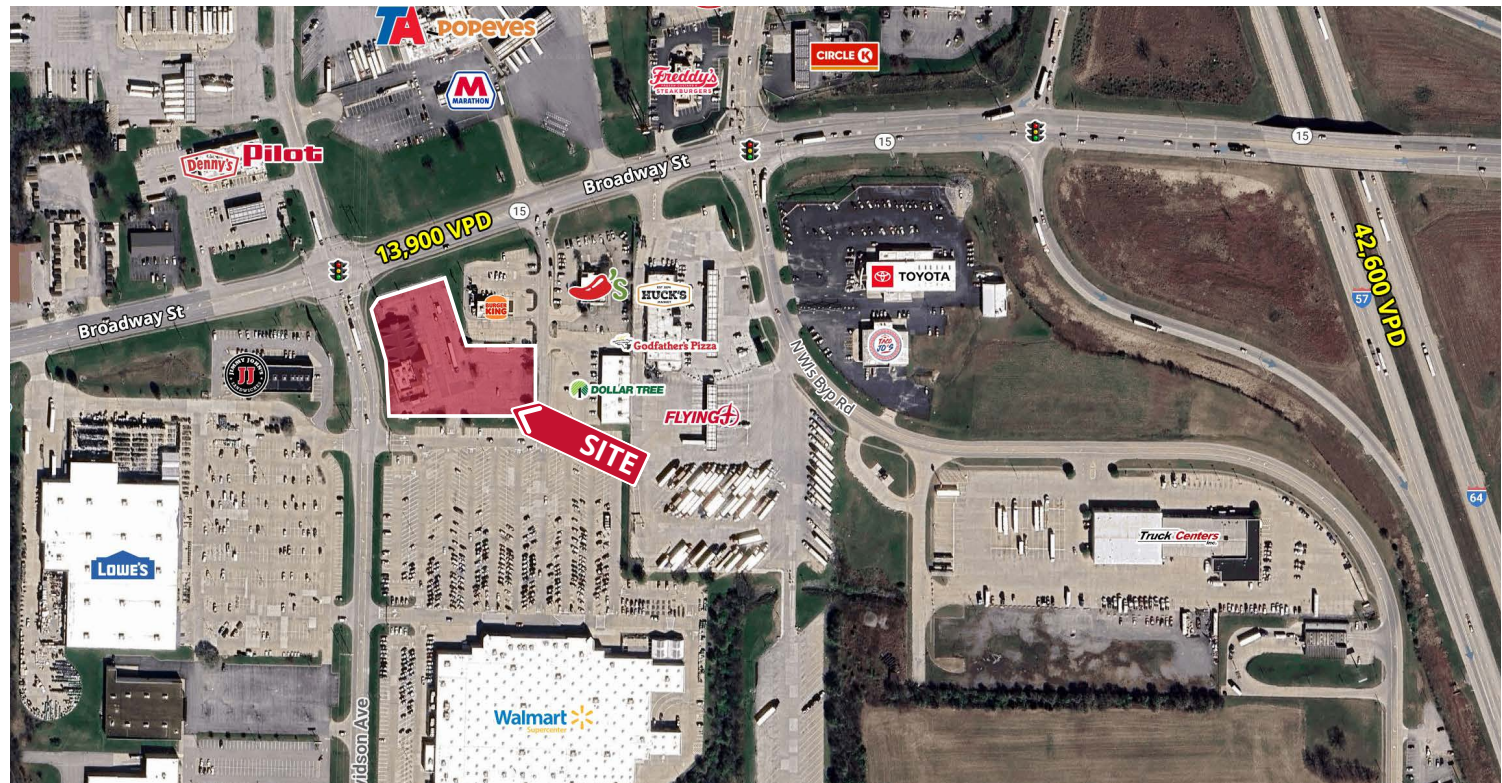
Daytime Population

13,871 | 19,303 | 24,219



Median Household Income

\$51,386 | \$54,836 | \$60,154



LAND FOR SALE OR LEASE

4615 Broadway Street | Mount Vernon, Illinois 62864

2.3 Acres | Call for Details

PROPERTY DETAILS

Positioned in front of Walmart

Hard corner property in primary retail corridor

Two proposed outlots on 2.3 acres

Visibility & access from signalized intersection

Broadway Street - 13,900 VPD

Ashley Krekovich

314.785.7613

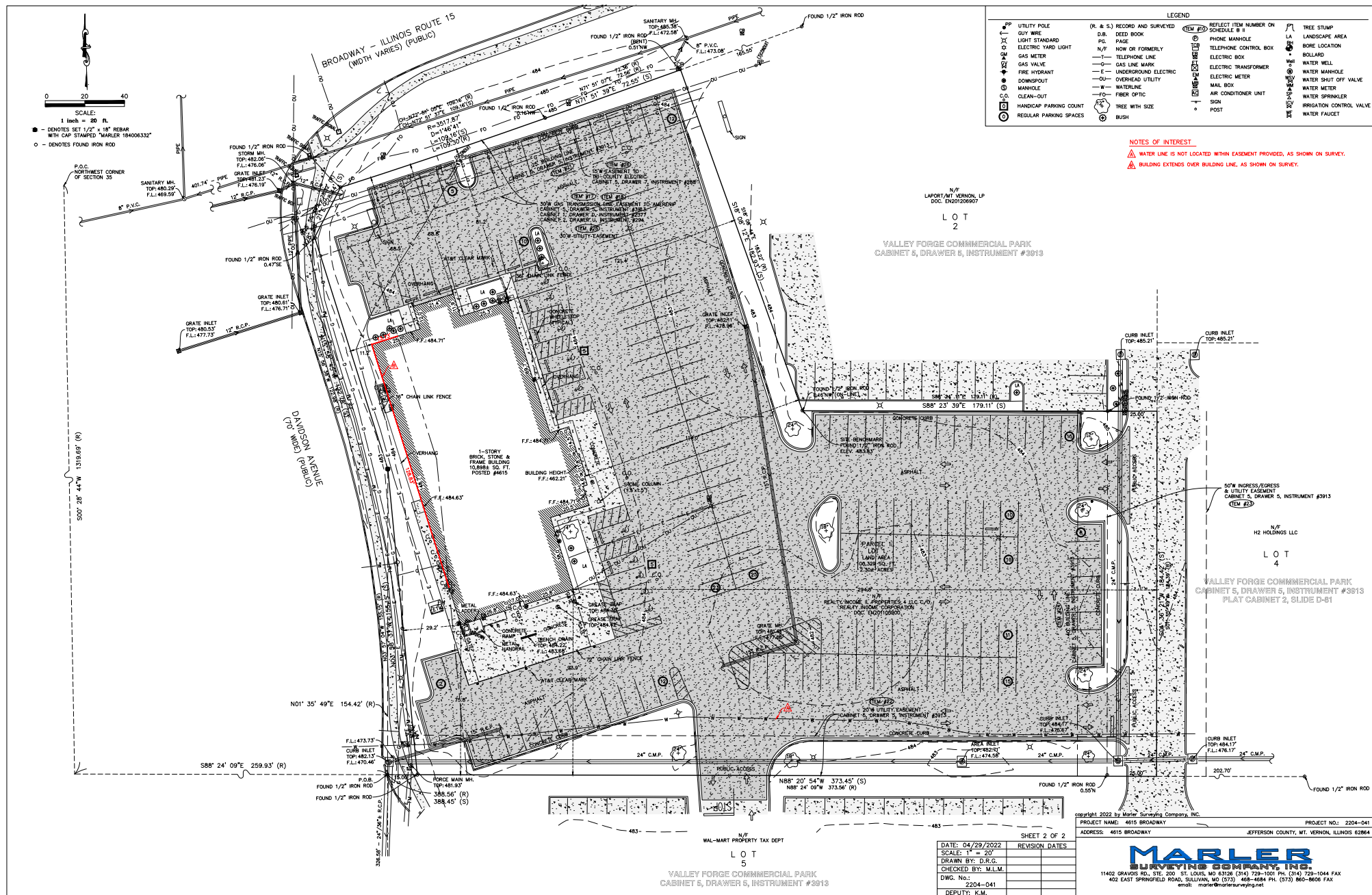
akrekovich@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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.

Survey



UPDATED 11/14/2024

WALGREENS DISTRIBUTION CENTER
2,138 employees

Kroger CAIO Great Clips
PET SUPPLIES PLUS SALLY BEAUTY
TACO BELL Starbucks Verizon FAZOLI'S

RURAL KING HARBOR FREIGHT

DUNKIN' CVS pharmacy McDonald's Popeyes Denny's Sonic

43,900 VPD

19,100 VPD

42,600 VPD

39,900 VPD

11,900 VPD

2,550 VPD

9,550 VPD

6,700 VPD

6,400 VPD

6,500 VPD

46,300 VPD

2,236 students

134 beds

2,336 students

3,500 employees

INDIAN HILLS GOLF COURSE

JEFFERSON COUNTY FAIRGROUND

CONTINENTAL TIRE

PACE PROPERTIES MOUNT VERNON, ILLINOIS