

Time Square Marketplace Out Lot

Time Square Marketplace Lot 5, Mount Vernon, IL 62864



AVAILABLE FOR SALE, GL, or BTS

PROPERTY OVERVIEW

- 0.87 AC Out lot to Time Square Marketplace, Redeveloped in 2012
- Major tenants include Hobby Lobby, Ross Dress For Less, Big Lots, Peebles, and Dunham's Sports
- Great visibility and access – access at 2 traffic signals
- VPD: 21,000 on Broadway, 9,000 on 42nd Street
- Strong area QSR performance
- Monument Signage Available
- I-64 and I-57 merge through Mt. Vernon – making this a great interstate location
- Broker has owner interest

WP | **WITTENAUER**
P R O P E R T I E S

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The information contained herein has been given to us by the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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SALE PRICE/LEASE RATE:

- Sale Price: \$699,000
- \$65,000/year Ground Lease Rate
- BTS: Please Contact Us

FOR INFO, CONTACT:

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