

# FOR SALE

200 Potomac Blvd.,  
Mt. Vernon, IL 62864



**7,646 SF OFFICE BUILDING ON 1 ACRE**  
Potential Redevelopment Site

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

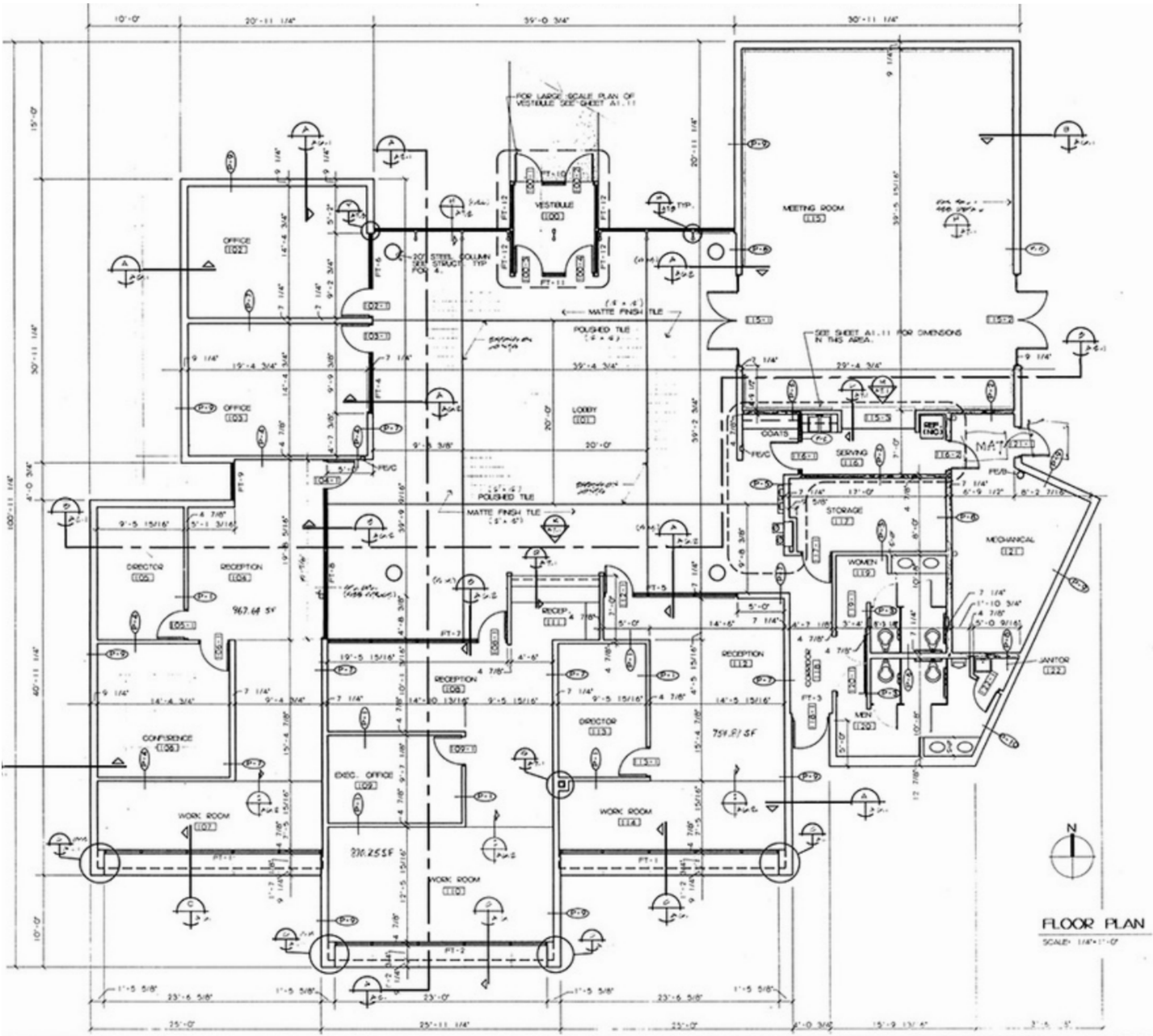
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Broker Associate  
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

# FLOOR PLAN

200 POTOMAC BLVD, MT. VERNON, IL 62864



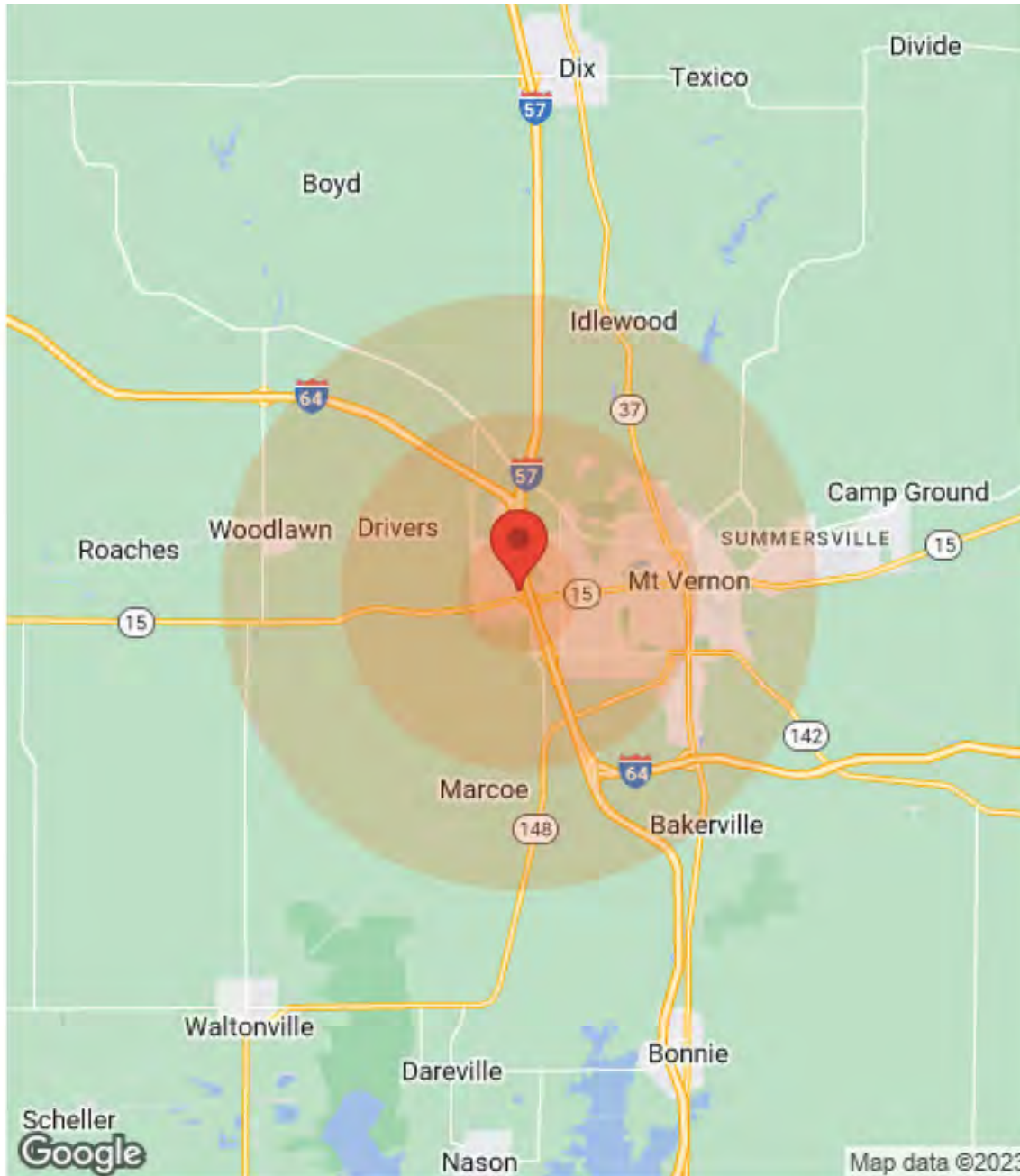
## One story 7,646 SF office building on one-acre (43,560 SF) Lot.

The City of Mt. Vernon is seeking offers through BARBERMURPHY to redevelop the property for alternative uses including adapting the building or clearing the site for new commercial development. For additional information including; Professional Engineering Report (Structural Assessment & Estimated costs for Reuse of Building), Environmental Report (Mold Analysis/Assessment), Bldg. Plans, etc. contact the listing Broker.

200 Potomac Blvd. is situated in the primary business district in the NW quadrant of the I-64/57 & IL Route 15 interchange (exit 95) which is a primary business and hospitality area serving Mt. Vernon and Jefferson County. Property is owned by the City of Mt. Vernon and the building (Municipal West Building) was constructed in 1991 for governmental related services including offices for tourism, chamber of commerce and economic development.

# DEMOGRAPHICS

200 POTOMAC BLVD, MT. VERNON, IL 62864



Population	1 Mile	3 Miles	5 Miles
Male	N/A	5,516	9,047
Female	N/A	6,208	9,888
Total Population	N/A	11,724	18,935

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	2,290	3,740
Ages 15-24	N/A	1,524	2,562
Ages 25-54	N/A	4,017	6,682
Ages 55-64	N/A	1,453	2,338
Ages 65+	N/A	2,440	3,613

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$35,793	\$36,906
< \$15,000	N/A	1,264	1,763
\$15,000-\$24,999	N/A	728	1,205
\$25,000-\$34,999	N/A	640	1,043
\$35,000-\$49,999	N/A	762	1,236
\$50,000-\$74,999	N/A	852	1,294
\$75,000-\$99,999	N/A	341	693
\$100,000-\$149,999	N/A	434	669
\$150,000-\$199,999	N/A	68	106
> \$200,000	N/A	161	181

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	6,433	10,003
Occupied	N/A	5,816	9,008
Owner Occupied	N/A	3,287	5,717
Renter Occupied	N/A	2,529	3,291
Vacant	N/A	617	995

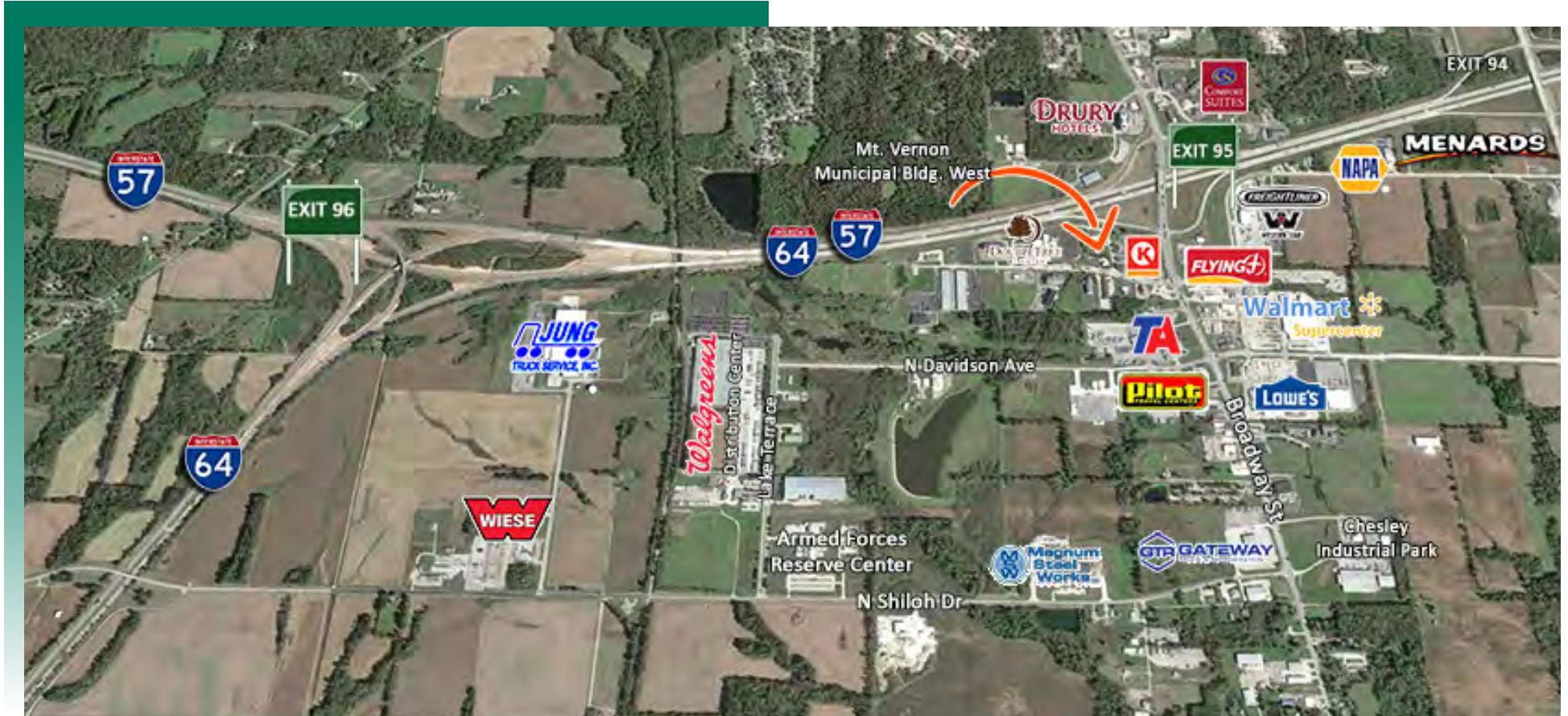
# EXTERIOR PROPERTY PHOTOS

200 POTOMAC BLVD, MT. VERNON, IL 62864







# AREA MAP

200 POTOMAC BLVD, MT. VERNON, IL 62864



## LOCATION OVERVIEW

The property is highly visible and easily accessible via traffic-signalized intersection (21,800 ADT) at Potomac Blvd and Route 15. Brand named restaurants, hotels and other travel-oriented businesses located nearby.

 Frontage: 138' Depth: 210'	 I-64/57 & Route 15
 Marion Airport 40 miles	 21,800 ADT

# OFFICE PROPERTY SUMMARY

200 POTOMAC BLVD. MT. VERNON, ILLINOIS

#2810

## SALE INFORMATION

For Sale: YES  
Sale Price: \$499,000  
Sale Price/SF: \$65.26/SF  
Cap Rate:  
GRM:  
NOI:

## LEASE INFORMATION

For Lease: NO  
Lease Rate:  
Lease Type:  
Net Charges:  
Cam Charges:  
Lease Terms:

## SQUARE FOOT INFO:

Building Total: 7,646 SF  
Total Available: 7,646 SF  
Direct Lease: 0 SF  
Sublease: 0 SF  
Office: 7,646 SF  
Min Divisible: 7,646 SF  
Max Divisible: 7,646 SF

## LAND MEASUREMENTS

Acres: 1 AC  
Frontage: 138 FT  
Depth: 210 FT

## PROPERTY INFORMATION:

Parcel No: 06-26-376-004 & 006  
County: Jefferson  
Zoning: C-5 Highway Commercial  
Prior Use: Office  
Complex:  
Parking: 25  
Traffic Count: 21,800  
TIF: NO  
Enterprise Zone: NO  
Foreign Trade Zone: NO  
Survey: NO  
Property Tax: City Owned  
Tax Year:

## STRUCTURAL DATA:

Year Built: 1991  
Rehab Year:  
Building Class: C  
Clearance Min: 8'  
Clearance Max: 10'  
Roof: Flat roof, Rubber  
Exterior: Stucco  
Floors: 1  
Signage: Monument



## TRANSPORTATION:

Interstate: I-64  
Rail: NA  
Barge: NA  
Airport: Marion: 40 Miles

## COMMENTS:

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