

LAND FOR SALE

200 Potomac Blvd., Mt. Vernon, IL 62864



COMMERCIAL REDEVELOPMENT SITE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

618.277.4400 BARBERMURPHY.COM

Mike Pierceall - AICP, CEcD

Broker

Cell: (618) 791-8396

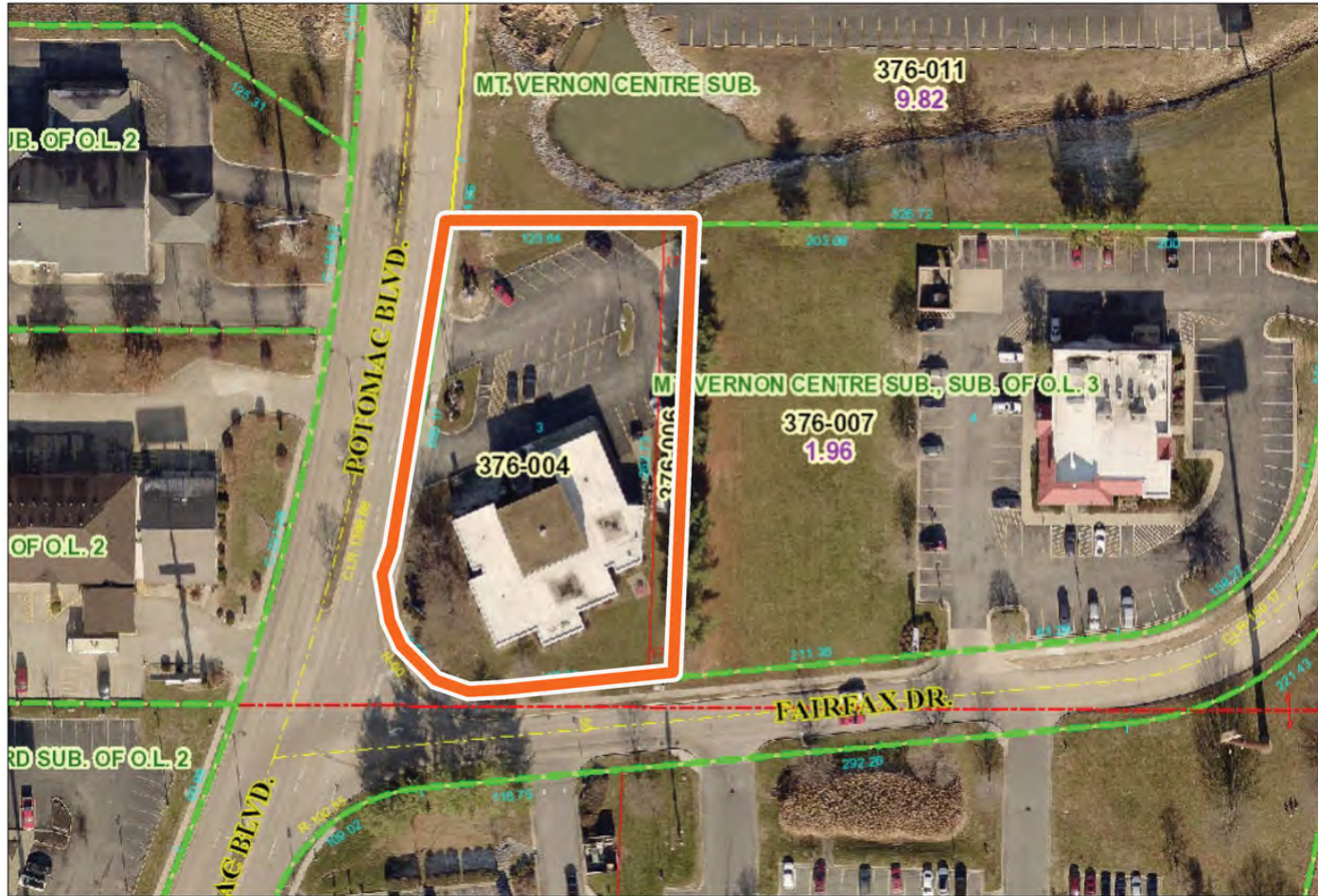
Mikep@barbermurphy.com



TAX PLAT

200 PONTOMAC BLVD, MT. VERNON, IL 62864

One-acre (43,560 SF) Lot.



Mt. Vernon Municipal Bldg. West - 200 Potomac Blvd
Web Print: 05/31/2023

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



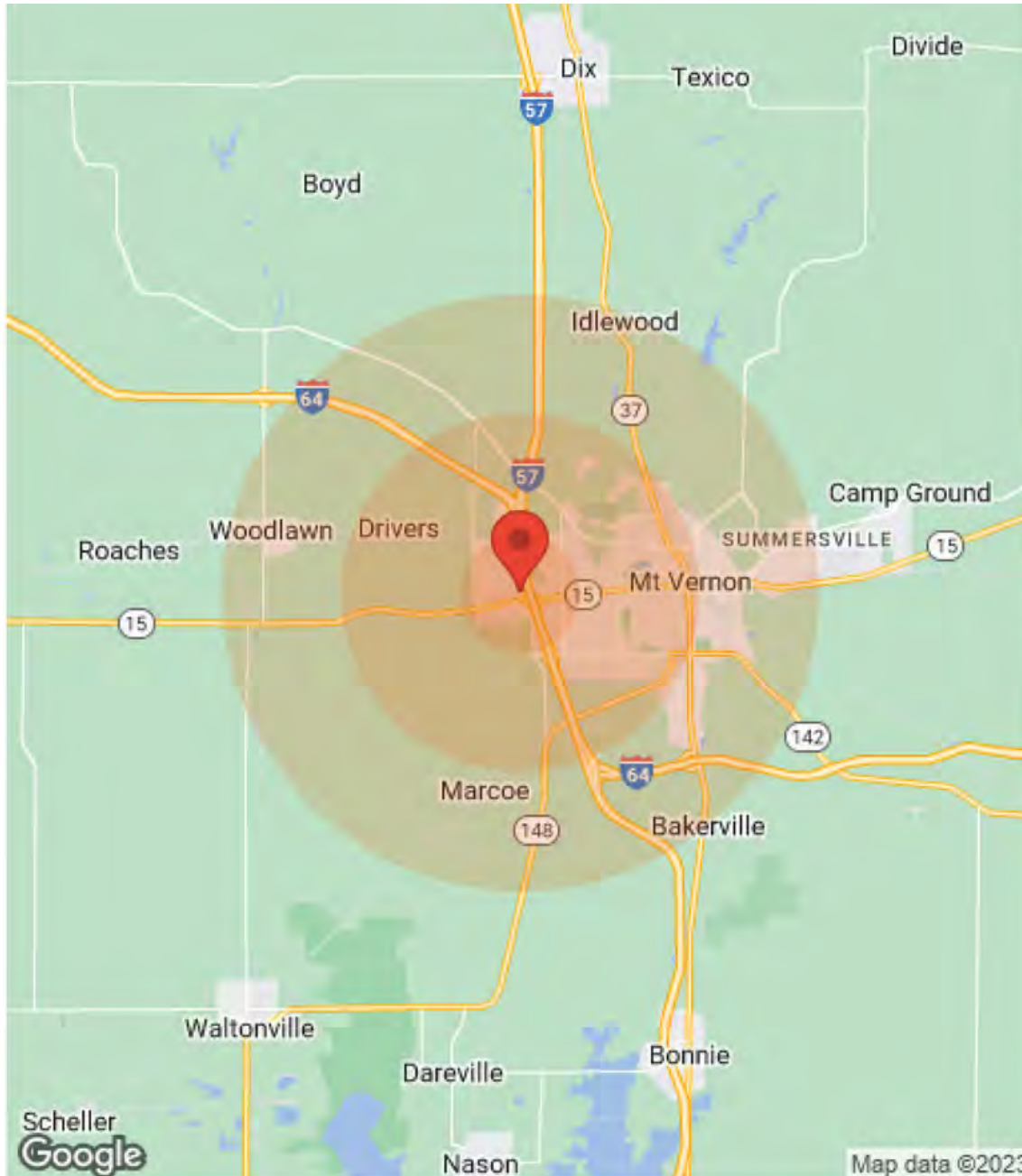
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The City of Mt. Vernon is seeking offers through BARBERMURPHY to redevelop the property for alternative uses including adapting the building or clearing the site for new commercial development. For additional information including; Professional Engineering 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 PONTOMAC 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

Scheller
Google

Map data ©2023

EXTERIOR PROPERTY PHOTOS

200 PONTOMAC BLVD, MT. VERNON, IL 62864







AREA MAP

200 PONTOMAC 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.

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

LAND PROPERTY SUMMARY

200 POTOMAC BLVD. MT. VERNON, ILLINOIS

#2810

SALE INFORMATION:

Sale Price: \$499,000
Sale Price/Acre: \$499,000/AC
Sale Price/SF: \$65.26/SF

LEASE INFORMATION:

For Lease: NO
Lease Rate:
Lease Terms:

LAND MEASUREMENTS:

Acres: 1 AC
Total Acres Available: 1 AC
Min Divisible Available: 1 AC
Frontage: 138 FT
Depth: 210 FT
Subdivide Site: NO

PROPERTY INFORMATION:

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



UTILITY INFORMATION:

Water Provider: City Served
Location: On Site
Sewer Provider: City Served
Location: On Site
Gas Provider: Ameren Illinois
Location: On Site
Electric Provider: Ameren Illinois
Location: On Site
Telecom Provider:
Location:

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Broker
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TRANSPORTATION:

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

COMMENTS:

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