

**FOR SALE
-AND-
LEASE**

**302 Broadway
301 Main St.
Mt. Vernon, IL 62864**



MEDICAL OFFICE/SURGERY CENTER

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

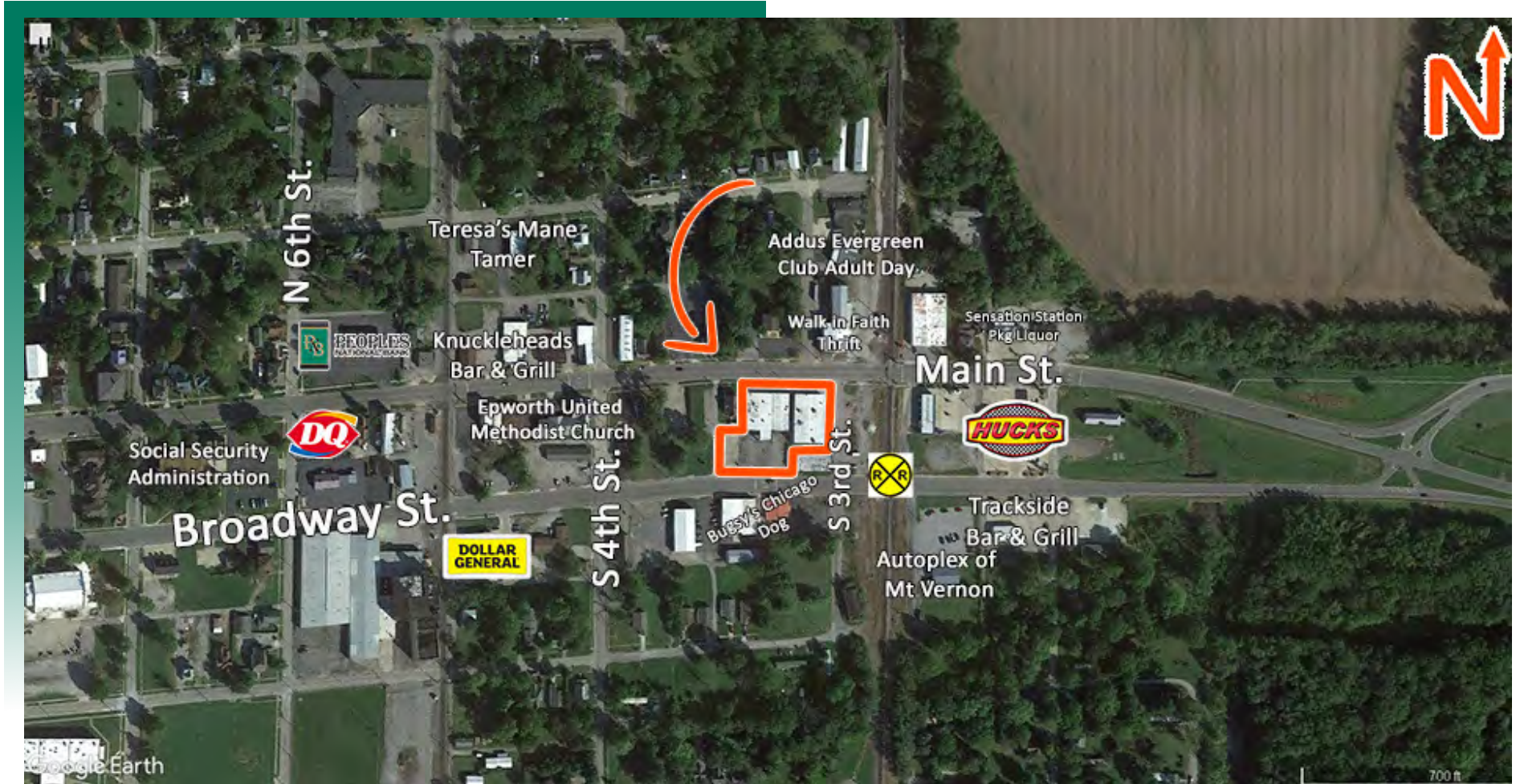
Mike Durbin
Broker Associate
Cell: (618) 960-8675
miked@barbermurphy.com

Mike Pierceall - AICP, CEcD
Broker Associate
Cell: (618) 791-8396
mikep@barbermurphy.com



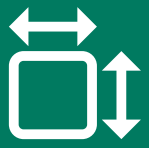
AREA MAP

302 BROADWAY & 301 MAIN ST., MT. VERNON, IL 62864




LOCATION OVERVIEW

Excellent Interstate access. Located near I-64 and I-57. Also near Railway, Restaurants, and Retail stores. Mount Vernon known as “Festival Arts City” is a city in the county seat of Jefferson County, Illinois, United States. The population was 14,600 at the 2020 census.



Frontage: 275'
Depth: 200'

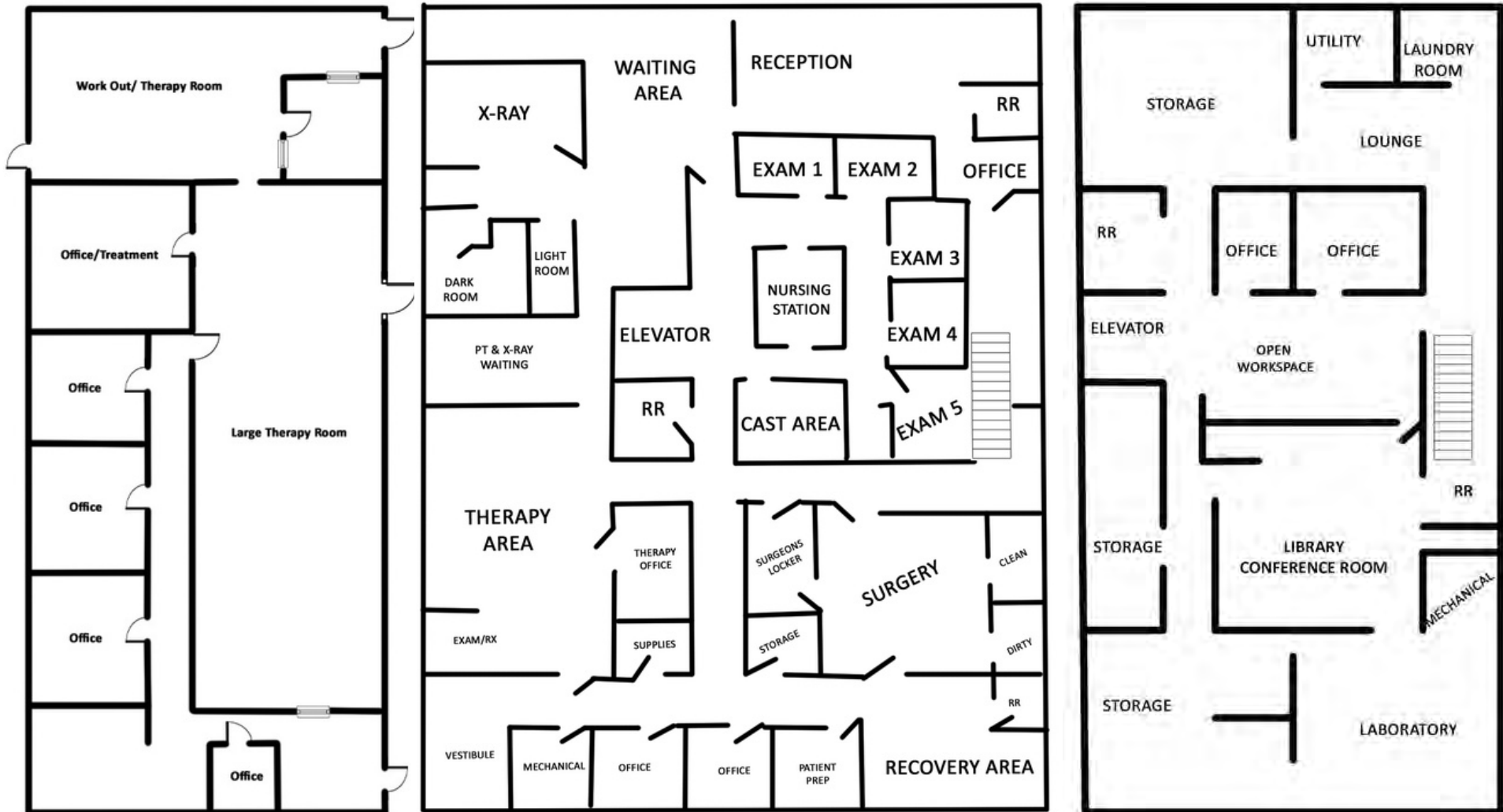


I-64, I-57

302 BROADWAY FLOOR PLANS - 14,436 SF FOR LEASE

302 BROADWAY, MT. VERNON, IL 62864

*Not to scale



MAIN LEVEL

LOWER LEVEL

- 9,936 SF
- Private Offices
- Reception & Waiting Room
- Exam & Therapy Rooms
- Surgery Room
- Elevator to Lower Level

- 4,500 SF
- Multiple private offices
- Conference room
- Lounge
- Storage area

PROPERTY PHOTOS

302 BROADWAY, MT. VERNON, IL 62864

302 BROADWAY WAITING ROOM



302 BROADWAY ADMIN AREA



302 BROADWAY EXAM ROOM



302 BROADWAY SURGERY ROOM/ OR



PROPERTY PHOTOS

302 BROADWAY, MT. VERNON, IL 62864

302 BROADWAY X-RAY ROOM



302 BROADWAY PT WORKOUT AREA



302 BROADWAY PT ADMIN ROOM



302 BROADWAY LARGE PT AREA



PROPERTY PHOTOS

302 BROADWAY, MT. VERNON, IL 62864

302 BROADWAY ADDITIONAL PT SPACE



302 BROADWAY PRIVATE OFFICE



302 BROADWAY; LOWER LEVEL CONFERENCE ROOM

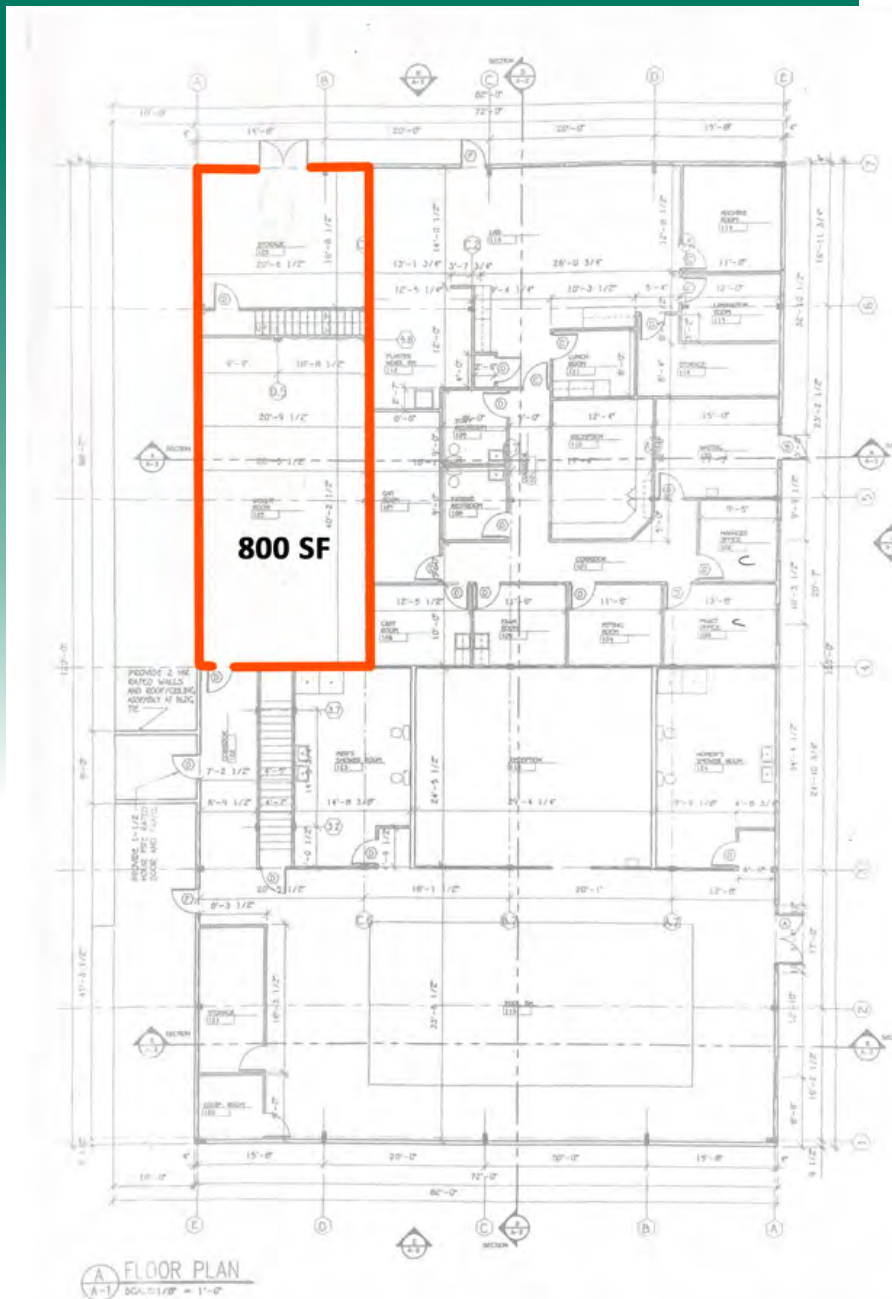


302 BROADWAY LOWER LEVEL BREAK ROOM



301 MAIN ST. FLOOR PLAN & PROPERTY PHOTOS

301 MAIN ST., MT. VERNON, IL 62864



*Not to scale

301 MAIN ST EXTERIOR



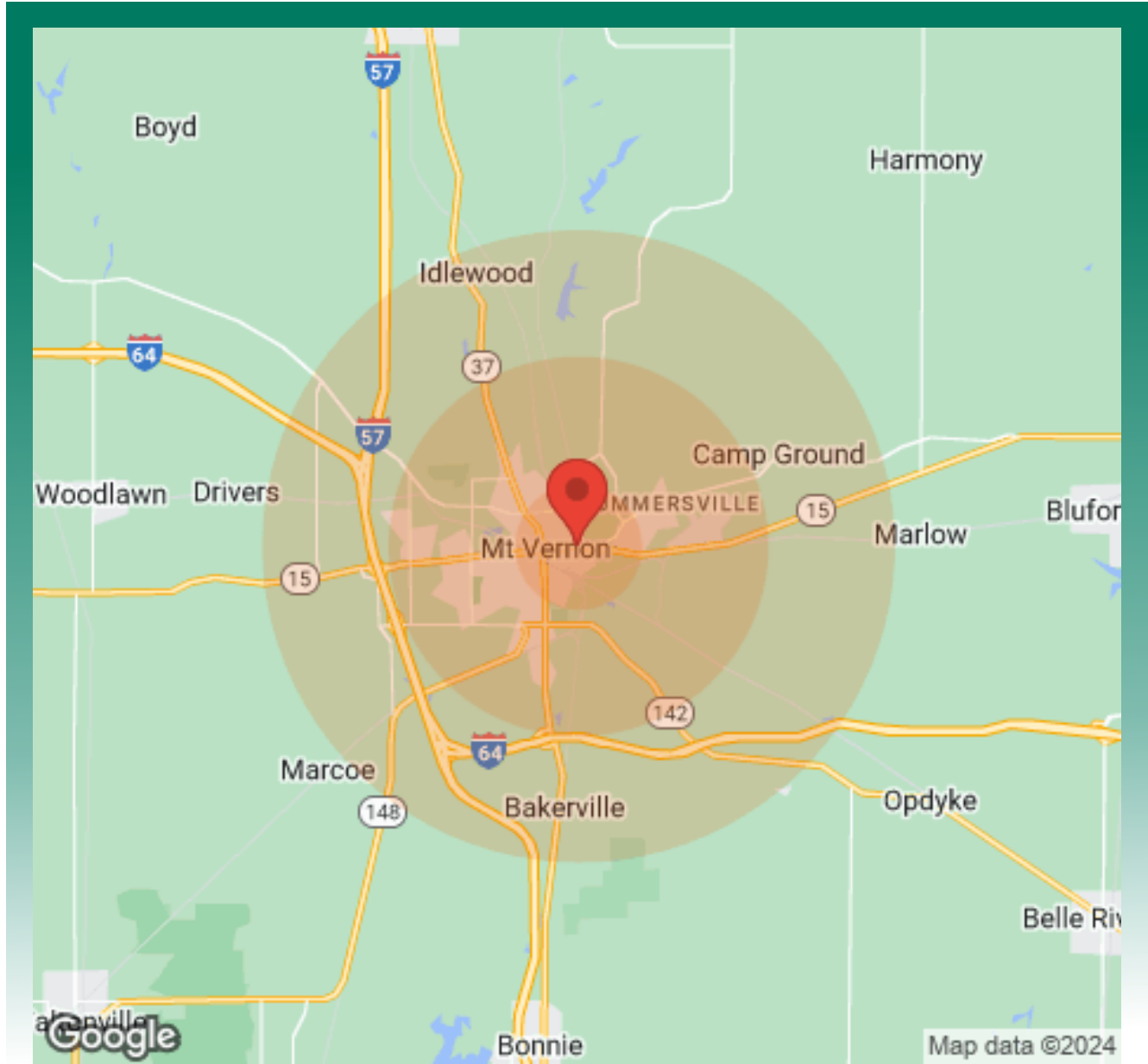
301 MAIN CLASSROOM



800 SF Classroom available for lease

DEMOGRAPHICS

302 BROADWAY & 301 MAIN ST., MT. VERNON, IL 62864



Population | 1 Mi | 3 Mi | 5 Mi
Total Population | 2,432 | 17,217 | 20,810

Income | 1 Mi | 3 Mi | 5 mi

Median	\$20,172	\$35,032	\$35,793
<\$15,000	493	1,734	1,865
\$15-24,000	128	1,157	1,355
\$25-34,999	146	929	1,143
\$35-49,999	124	1,206	1,389
\$50-74,999	81	1,137	1,431
\$75-99,999	31	522	776
\$100-149,999	17	562	704
\$150-199,999	4	89	130
>\$200,000	N/A	185	194

Housing | 1 Mi | 3 Mi | 5 Mi

Total Units	1,413	9,281	10,824
Occupied	1,175	8,299	9,748
Owner Occupied	534	4,991	6,236
Renter Occupied	641	3,308	3,512
Vacant	238	982	1,076

<http://www.jeffcodev.org/>

OFFICE PROPERTY SUMMARY

302 BROADWAY & 301 MAIN ST., MT. VERNON, IL 62864

#2869

SALE INFORMATION:

For Sale: YES
Sale Price: \$925,000
Sale Price/SF: \$49.80

LEASE INFORMATION:

For Lease: YES
Lease Rates: Start at \$11.40/SF
Lease Type: NNN

SQUARE FOOT INFO:

Building Total: 18,576 SF
Direct Lease: 15,236 SF
Min SF: 800 SF
Max SF: 9,936 SF

LAND MEASUREMENTS:

Acres: 1.48 AC
Frontage: 275 FT
Depth: 200 FT

TRANSPORTATION:

Interstate: I-64, I-57

STRUCTURAL DATA:

Year Built: 1985
Rehab Year: 2000
Building Class: B
Clearance Min: 7'
Clearance Max: 10'
Roof: Membrane, Metal
Exterior: Block, Stucco, Steel
Units: 5
Floors: 2
Signage: Monument, Building
Sprinklers: Wet Pipe System,
Pre-Action System

PROPERTY INFORMATION:

Parcel No: 07-29-452-021;009
County: Jefferson
Zoning: B-2 Secondary Business
Prior Use: Medical, Classroom
Parking: 60
Traffic Count: 6,300
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Property Tax: \$59,103.96
Tax Year: 2022

COMMENTS:

- 302 Broadway is the main building- 9,936 SF. Additional 4,500 SF on Lower Level (Elevator & Stairs)
- 301 Main St. is 8,640 SF. 2 Tenants- Hanger Prosthetics (Approx 3,000 SF) and Pool Professionals, LLC (Approx 2,376 SF)
- Approx. 800 SF Classroom available For Lease and Second floor Mezzanine (5,700 SF) being used for owner storage.
- 3 Phase Power
- Heating/Cooling: Forced-Air
- Additional 7 Parcels Available-Land



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