

1,522 SF RETAIL/OFFICE SPACE FOR LEASE

VANDALIA COMMONS

MATTES AVENUE, VANDALIA, IL 62471



LEASE RATE: \$15.00/SF, NNN

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PROPERTY SUMMARY

301 Mattes Ave



Property Summary

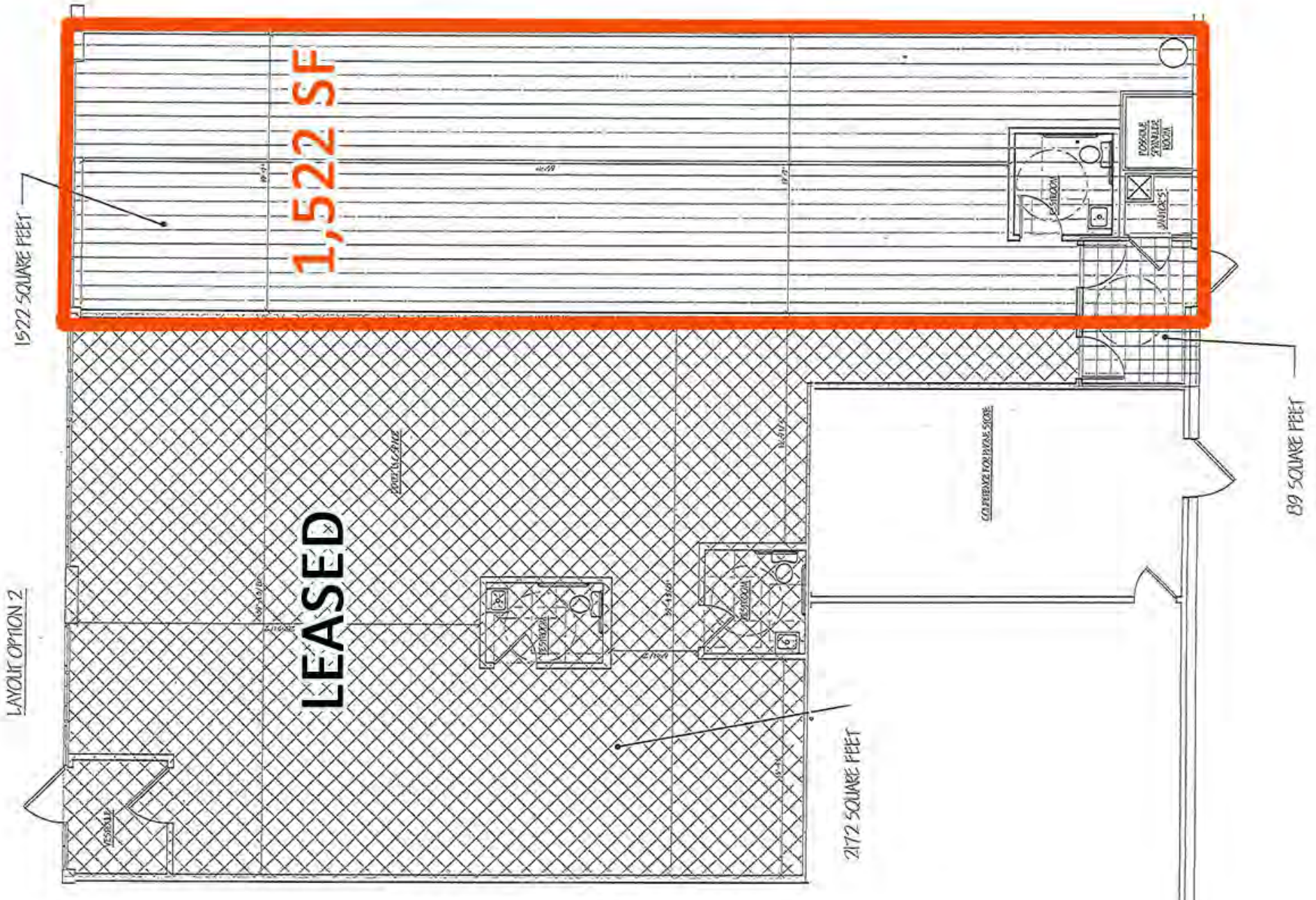
Listing #:	1812
Building SF:	34,400
Available SF:	1,522
Lease Rate:	\$15.00 , NNN
Net Charges	\$4.10
Parking:	Common Area
Signage:	Monument
Zoning:	C-1 - Vandalia
APN:	18-14-18-100-005
County:	Fayette

Property Overview

Vandalia Commons - Office/Retail Center in front of Wal-Mart. 1,522 SF for Lease. Tenants include Rent-A-Center, AT&T, Verizon, Dollar Tree, Goodwill, China King and more.

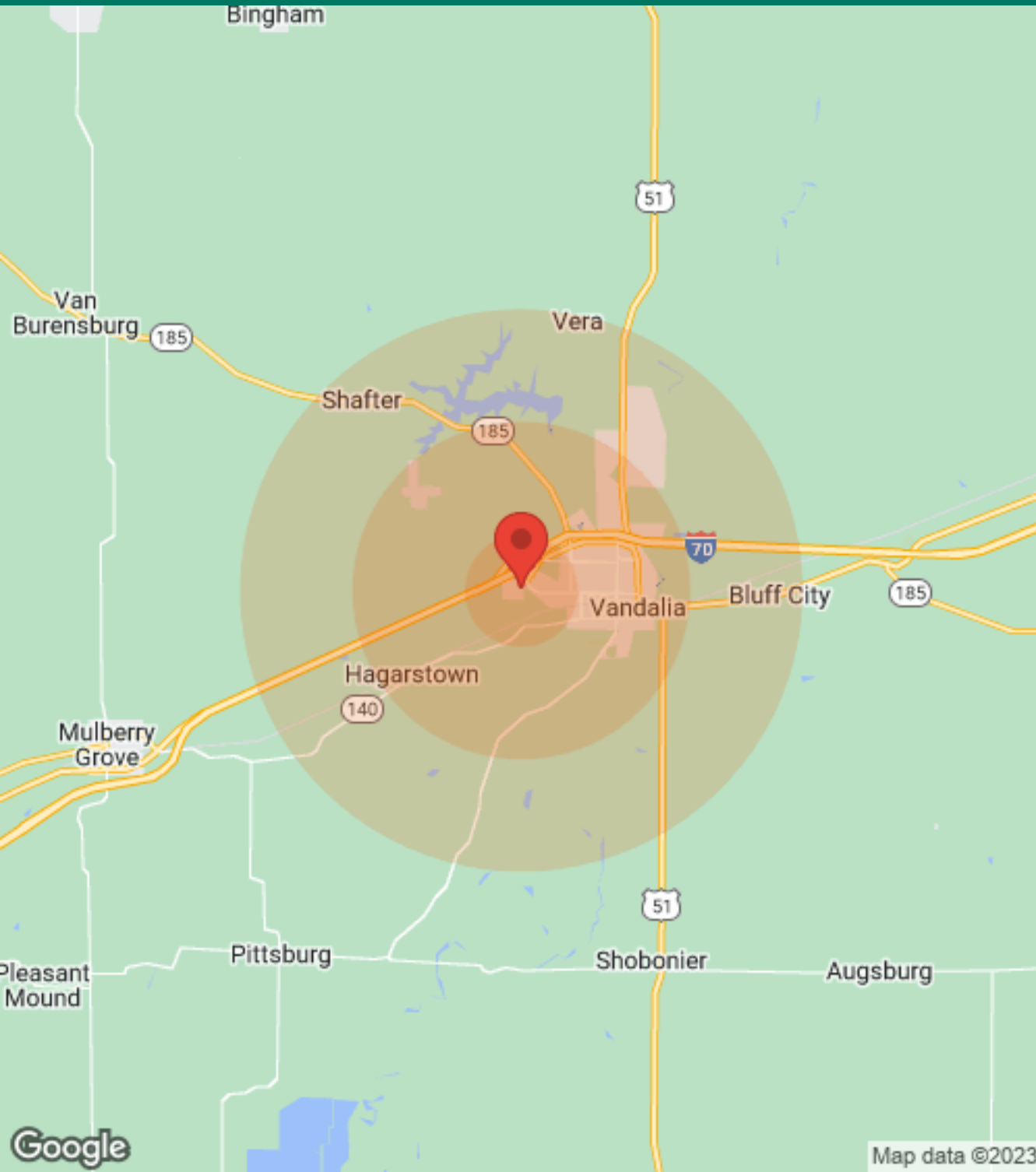
Location Overview

Good interstate access to I-70; Exit 61. Excellent high profile location.



DEMOGRAPHICS

301 Mattes Ave
Mattes Avenue | Vandalia, IL 62471



Population	1 Mile	3 Miles	5 Miles
Male	772	3,327	4,368
Female	898	3,439	4,357
Total Population	1,670	6,766	8,725

Income	1 Mile	3 Miles	5 Miles
Median	\$34,771	\$39,563	\$39,563
< \$15,000	109	401	551
\$15,000-\$24,999	97	264	367
\$25,000-\$34,999	40	258	287
\$35,000-\$49,999	217	413	552
\$50,000-\$74,999	123	594	705
\$75,000-\$99,999	28	108	162
\$10,000-\$149,999	119	177	278
\$150,000-\$199,999	9	51	89
> \$200,000	N/A	N/A	42

Housing	1 Mile	3 Miles	5 Miles
Total Units	689	2,301	3,203
Occupied	647	2,039	2,864
Owner Occupied	465	1,314	2,004
Renter Occupied	182	725	860
Vacant	42	262	339