

FOR LEASE

301 Mattes Ave.,
Vandalia, IL 62471

1,522 SF



Earth

1,522 SF OFFICE/RETAIL SPACE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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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.

AREA MAP

301 Mattes Ave., Vandalia, IL 62471



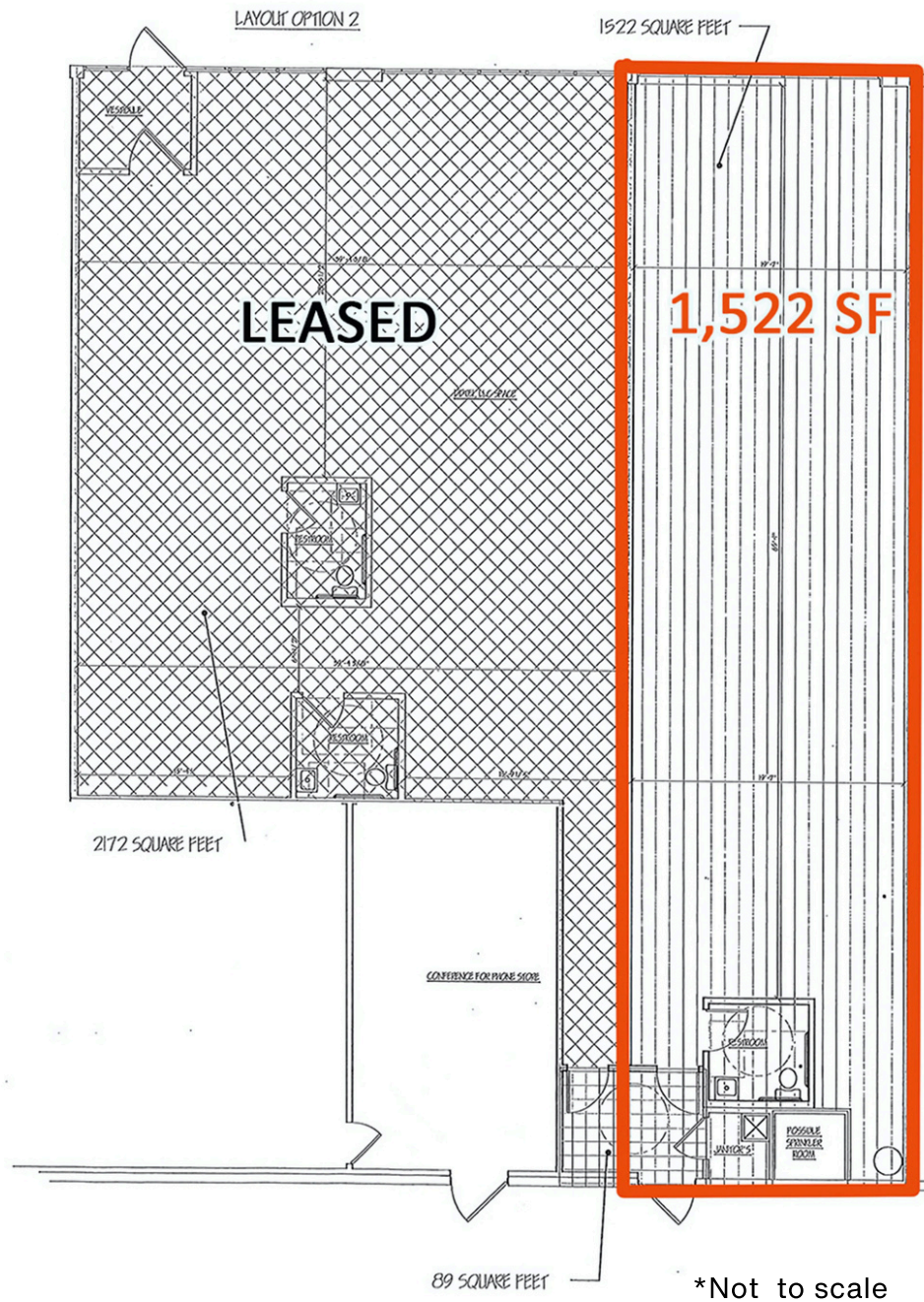
LOCATION OVERVIEW

Strategic Interstate Accessibility: The property is positioned as the "front door" to the city for regional travelers. The I-70 Gateway: Located less than an 1/8 of a mile from the I-70 Exit 61 ramp, capturing a significant portion of the cross-state traffic moving between St. Louis and Effingham.

High-Visibility Corridor: Situated at the intersection of Mattes Ave and US-51, the area benefits from thousands of vehicles per day (VPD) that are funneled directly past the storefront to reach Walmart or the interstate.

FLOOR PLAN

301 Mattes Ave., Vandalia, IL 62471



PROPERTY HIGHLIGHTS

- Rare turnover opportunity
- Less than 1/8 mile I-70 (exit 61)
- Anchored by Walmart Superstore
- Center is the primary grocery & merchandise hub for a 30-mile radius
- Home to multiple National Brand tenants
- Monument signage available

OFFICE/RETAIL SUMMARY

301 MATTES AVE., VANDALIA, IL 62471

LISTING # 1812

LOCATION DETAILS:

APN: 18-14-18-100-005
County: IL - Fayette
Zoning: C-1 - Vandalia

PROPERTY OVERVIEW:

Building SF: 34,400
Vacant SF: 1,522
Min Divisible SF: 1,522
Max Contig SF: 1,522
Signage: Monument
Lot Size: 0 SF
Frontage: 494
Depth: 266
Parking Spaces: Shared Lot
Parking Surface Type: Concrete

OVERVIEW

The Primary Anchor: It is shadow-anchored by a high-performing Walmart Supercenter, the primary grocery and essential goods destination for thousands of residents across Fayette and surrounding counties.

Join a stabilized 96% leased center with proven national co-tenants like Dollar Tree, AT&T, and Rent-A-Center, which rely on the site's established foot traffic. Positioned at the highest-traffic intersection in Fayette County, 301 Mattes Avenue offers a unique 'bullseye' location that combines the massive weekly draw of a Walmart Supercenter with immediate accessibility to the I-70 corridor.



LEASE INFORMATION:

Lease Rate: \$15.00
Lease Type: NNN
NNN Expenses: \$4.10

PROPERTY DESCRIPTION:

Vandalia Commons – The 30-Mile Hub

Vandalia Commons offers a rare opportunity to position your business within a proven regional retail destination. Anchored by a high-performing Walmart, this center serves as the primary grocery and general merchandise hub for a 20–30 mile radius. Shoppers from surrounding communities—including Brownstown, St. Elmo, and Ramsey—consistently travel to this location, placing your business directly in the path of steady, repeat traffic.

Join these recognized tenants: Dollar Tree, AT&T, Goodwill, Verizon, Rent-A-Center, and China King. Monument signage with high visibility available.

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