

# TIMES SQUARE MARKETPLACE

7274 Broadway Street Mt. Vernon, IL 62864

## PROPERTY

## HIGHLIGHTS

Demographics	1 mile	3 miles	5 miles
Population	4,530	14,655	19,144
Avg. HH Income	\$75,699	\$71,974	\$75,897
Total Households	2,176	6,402	8,279

- Surrounding retailers include Walmart, Lowe's Kohl's and Kroger
- Ideally located just off the intersections of I-64 and I-57
- Located on the main retail corridor for Mt. Vernon, IL

## NOTES

## ANCHORS

- GLA: 263,459 SF
- Availabilities: 1,039 SF - 4,865 SF
- Traffic Count: 21,217 VPD Broadway St.

- Hobby Lobby, Ross, Big Lots, Dunham's, Ashley Furniture & Planet Fitness



**MASON**  
ASSET MANAGEMENT

T: 516 371.5858  
E: [leasing@masonam.com](mailto:leasing@masonam.com)  
150 Great Neck Road Suite 402  
Great Neck, NY, 11021  
[www.masonam.com](http://www.masonam.com)

# TIMES SQUARE MARKETPLACE

7274 Broadway Street Mt. Vernon, IL 62864

## LEASE PLAN



**MASON**  
ASSET MANAGEMENT

T: 516 371.5858  
E: [leasing@masonam.com](mailto:leasing@masonam.com)  
150 Great Neck Road Suite 402  
Great Neck, NY, 11021  
[www.masonam.com](http://www.masonam.com)

# TIMES SQUARE MARKETPLACE

7274 Broadway Street Mt. Vernon, IL 62864

## RETAILER MAP



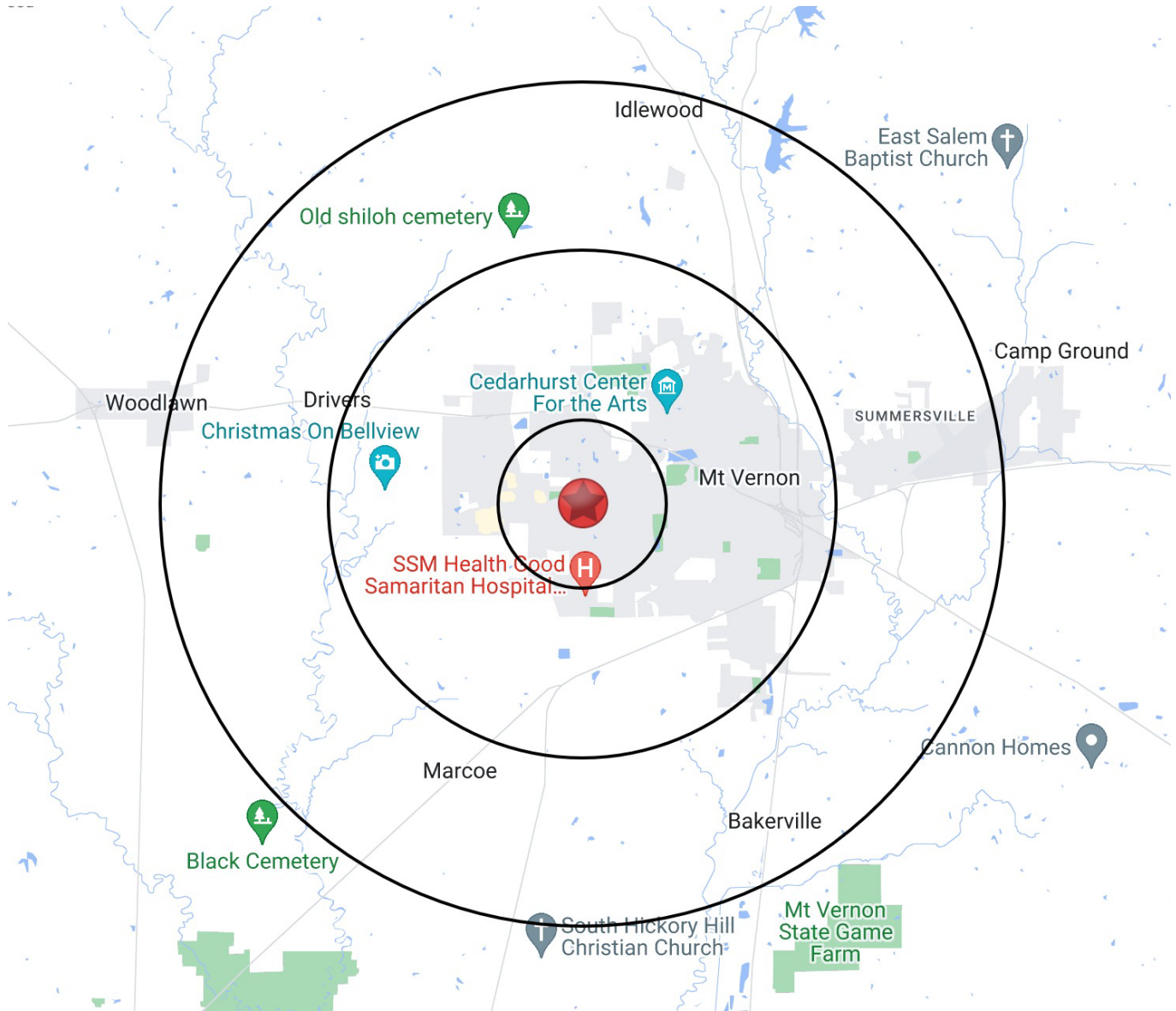
**MASON**  
ASSET MANAGEMENT

T: 516 371.5858  
E: [leasing@masonam.com](mailto:leasing@masonam.com)  
150 Great Neck Road Suite 402  
Great Neck, NY, 11021  
[www.masonam.com](http://www.masonam.com)

# TIMES SQUARE MARKETPLACE

7274 Broadway Street. Mt. Vernon, IL 62864

## RADIUS MAP



**MASON**  
ASSET MANAGEMENT

T: 516 371.5858  
E: [leasing@masonam.com](mailto:leasing@masonam.com)  
150 Great Neck Road Suite 402  
Great Neck, NY, 11021  
[www.masonam.com](http://www.masonam.com)