

# CROSS COUNTY MALL

Mattoon, Illinois



## HIGHLIGHTS

- AVAILABLE: Anchor space (54,232 SF), 2,610 SF on the front of the mall with an exterior storefront located adjacent to the mall's main entrance, and interior mall space ranging from 1,006 SF up to 9,135 SF at the Cross County Mall with Rural King, Marshalls, Dunham's Sports, JOANN, and more. The Cross County Mall is the primary shopping destination in the Charleston-Mattoon Micropolitan Statistical Area, which has a trade area population of 101,319.
- Emerald Acres Sports Complex, a new \$100 million indoor and outdoor sports complex (currently under construction and opening in 2024/2025), is located across the street and is projected to draw 580,000 visitors and generate \$23.8 million in direct spending and 59,000 hotel room nights on an annual basis.
- This market and Rural King draw from up to 30 miles in all directions and will expand its draw as far as to cities such as Chicago, Indianapolis, and St. Louis with the opening of Emerald Acres Sports Connection (leasing also by Goodman Real Estate Services Group).

## DEMOGRAPHICS

POPULATION	10 MILE	15 MILE	20 MILE	30 MILE
2028 Projection	48,496	62,437	84,417	146,970
2023 Estimate	47,563	61,475	83,345	146,561
INCOME	10 MILE	15 MILE	20 MILE	30 MILE
2023 Average	\$68,682	\$70,672	\$71,657	\$74,436
2023 Median	\$48,404	\$51,606	\$54,261	\$56,817
DAYTIME POPULATION	10 MILE	15 MILE	20 MILE	30 MILE
2023 Employees	25,295	28,927	38,195	68,775

## LEASING INFORMATION

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### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
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**CROSS COUNTY MALL**

**RURAL KING**  
EST'D. 1960  
AMERICA'S FARM & HOME STORE

**Marshall's** **JOANN**  
**Dunham's SPORTS**

**43 AC AVAILABLE**

**60 AC AVAILABLE**

**18,237 VPD (23)**

**19,902 VPD (23)**

**CHARLESTON AVE**

**ILLINOIS 16**

**INTERSTATE 57**

**THE SHOPS AT EMERALD ACRES SPORTS CONNECTION**

**bealls** **HOME CENTRIC** **ULTA**  
**Michaels** **FIVE BELOW**  
**FAMOUS FOOTWEAR** **Chick-fil-A** **PANDA EXPRESS**

**EMERALD ACRES**

**\$100M indoor & outdoor sports & shopping complex**

**140,000 SF field house and 12 multi-purpose turf fields that can host 20 junior baseball/softball fields, 4 varsity baseball fields, and 8 soccer fields**

**130,000 SF shopping center anchored by Bealls Home Centric, Michaels, Ulta, Five Below, and Famous Footwear, plus restaurants Chick-fil-A, Chipotle, and Panda Express opening in 2024/2025 (leasing by Goodman Real Estate Services Group)**

**Logos on map:** Burger King, CVS pharmacy, usbank, Papa Murphy's, Family Video, Sherwin Williams, CarX, bp, Clarion Pointe, Best Western, Comfort Suites, Fujiyama, Subway, Wendy's, Walmart Supercenter, The Home Depot, planet fitness, BIG LOTS!, Planet Fitness, Walgreens, Denny's, slumberland, PET SMART, HARBOR FREIGHT, ALDI, CATO, DOLLAR TREE, SHOQ sensation, HIBBETT SPORTS, RENTX, at&t, Starbucks, Buffalo Wild Wings, TACO BELL, Great Clips, Express, AspenDental, BlueCross BlueShield, Hilton Garden Inn, AMC CLASSIC, HSUS Medical Group.



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## Mattoon, Illinois



**CROSS COUNTY MALL**

EST'D 1960

**RURAL KING** **Marshalls**  
AMERICA'S FARM & HOME STORE

**JOANN** **Dunham's** Bath & Body Works  
SPORTS

McQUARTER'S PUB **SHOE DEPT.**

**GLIK'S** **rue21** **claire's** **maurices**

**EMERALD AGRES**

\$100M indoor & outdoor sports & shopping complex

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clarion points, Best Western, Comfort Suites, Sleep Inn, Fujiyama, SUBWAY, Wendy's

ANAMEY Electrical, Inc. ANACONDA SEALTITE



Freddy's STEAKBURGER STADIUM Grill, Starbucks, McDonald's

**Walmart** Supercenter

planet fitness, BIG LOTS!, goodwill, DOLLAR GENERAL, slumberland FURNITURE, Denny's, DON BOG MEXICAN GRILL



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### KEY

- AVAILABLE
- LEASED
- MALL OFFICES
- PUBLIC RESTROOMS

UNIT	TENANT	SIZE (SQ. FT.)
1	Dunham's Sports	49,250
2	Available	5,353
3	Available	3,129
4	Available	4,629
5	Available	1,980
6	Available	2,526
7	Glik's	4,467
8	Entrepreneurship and Small Business Center Supported by Google.org	7,000
9	Journal Gazette	3,369
9a	Available	630
10	Available	54,232
11	Available	2,655
12	Available	1,996
13	Available	2,092
14	Available	1,993
15	Rural King	74,308
17	Available	1,006
18	C&C Kettle Corn	968
19	Claire's Boutique	1,006
20	Available	1,422
21	Pro Nails	1,430
22	Marshalls	22,500
25	McQuarter's Pub	6,502
30	rue21	4,694
32	JOANN	13,488
33	Bath & Body Works	2,850
34	Maurice's	6,551
35	Shoe Department	7,188
36	Available	2,610
A	Ground Lease/Build-to-suit	1.3 AC
B	Signed Lease - TBA	0.5 AC
C	Alamo Steakhouse	
D	Ground Lease/Build-to-suit/ Inline Space for Lease	5,400 SF on 0.5 AC
E	Available	1,806 SF on 1.6 AC



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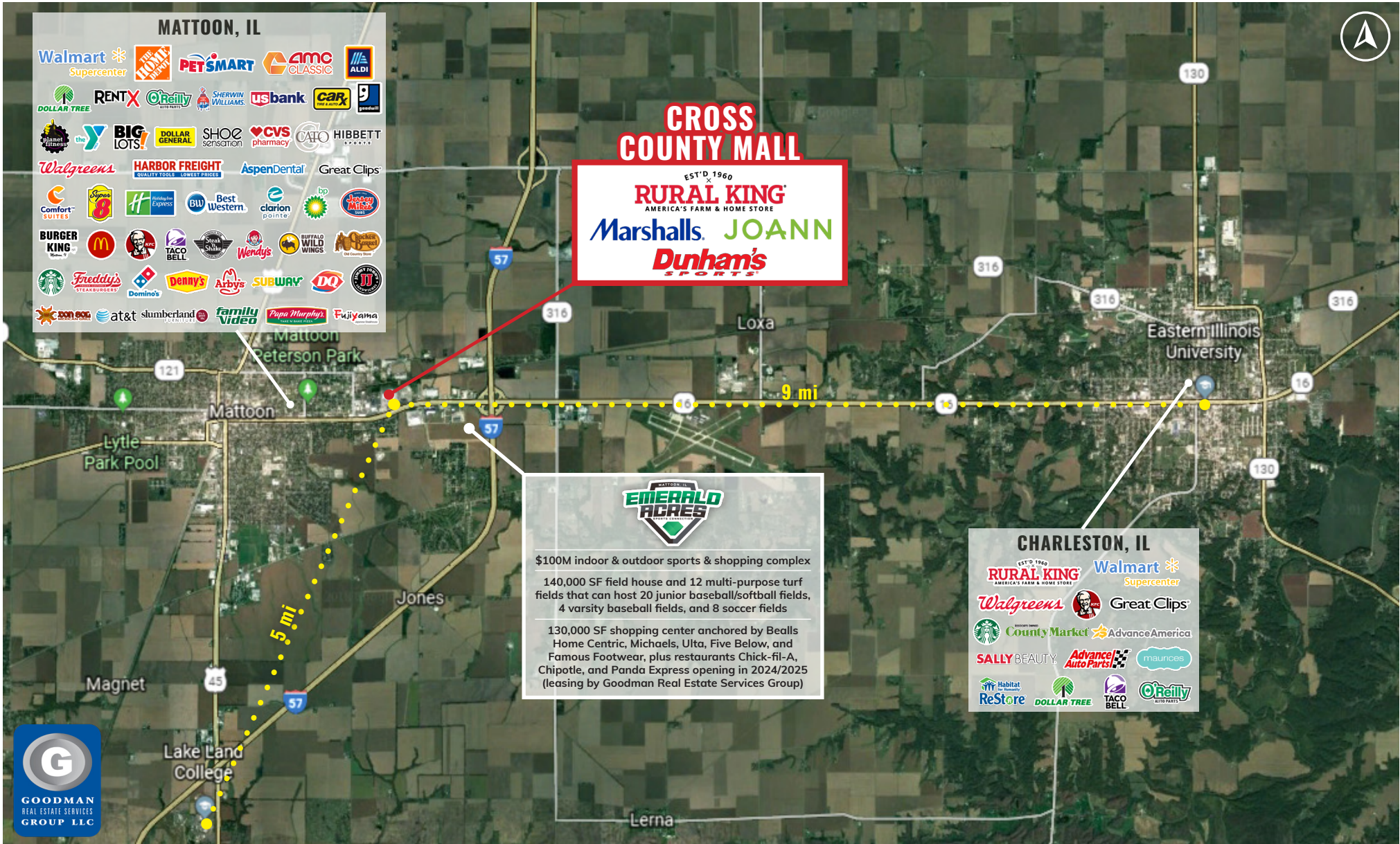
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## MICROPOLITAN STATISTICAL AREA



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