

THE SHOPS AT EMERALD ACRES SPORTS CONNECTION

Mattoon, Illinois



HIGHLIGHTS

- Now Open: Ross Dress for Less, Michaels, Sierra, Bealls-HomeCentric, Five Below, Famous Footwear, Chipotle, Chick-Fil-A, Ulta, Sports Clips, Bath & Body Works, Panda Express, Maurices, and Texas Roadhouse. Opening in 2026: Fairfield Inn and Hampton Inn.
- Now Open: the 140,000 SF indoor fieldhouse (family entertainment center, 8 basketball/16 volleyball courts/other sports, plus events, such as expo's, conferences, birthday parties, and more) of Emerald Acres Sports Connection, a 150 AC, \$100 million indoor and outdoor (7 multi-purpose fields, 3 championship fields, 20 diamond sports fields, and 12 full-size soccer fields) sports complex development that is projected to draw 580,000 visitors annually.
- Mattoon, Illinois's central location between Chicago, Indianapolis, St. Louis, and numerous micropolitan statistical areas is the basis of the projected draw of the sports complex.
- The Shops at Emerald Acres Sports Connection is the retail, restaurant, and hotel component of the Emerald Acres development that will benefit from the draw of the sports complex and serve the Mattoon-Charleston Micropolitan Statistical Area, which has a trade area of up to 30 miles in all directions, and 200 miles due to the super multi-state draw of Emerald Acres Sports Connection.
- **AVAILABLE:** Anchor and small shop space and outlots for restaurants, hotels, and other retail uses

LEASING INFORMATION

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CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

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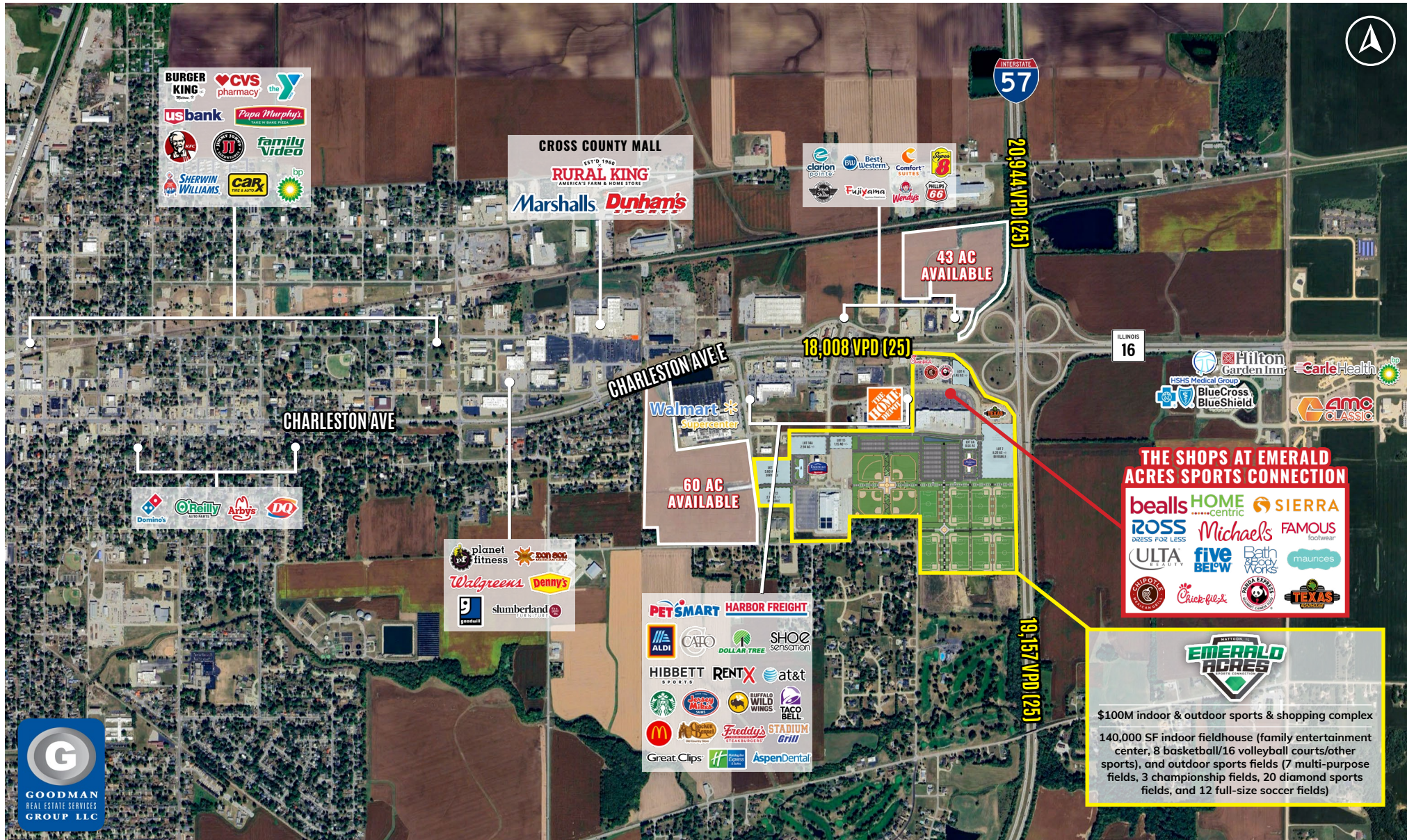
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bealls HOME centric SIERRA
ROSS DRESS FOR LESS Michaels FAMOUS footwear
ULTA Beauty five BELOW Bath & Body Works maurices
Chick-fil-A



\$100M indoor & outdoor sports & shopping complex

140,000 SF indoor fieldhouse (family entertainment center, 8 basketball/16 volleyball courts/other sports), and outdoor sports fields (7 multi-purpose fields, 3 championship fields, 20 diamond sports fields, and 12 full-size soccer fields)



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2025 DEMOGRAPHICS



10 MILES	30 MILES
42,805	139,790



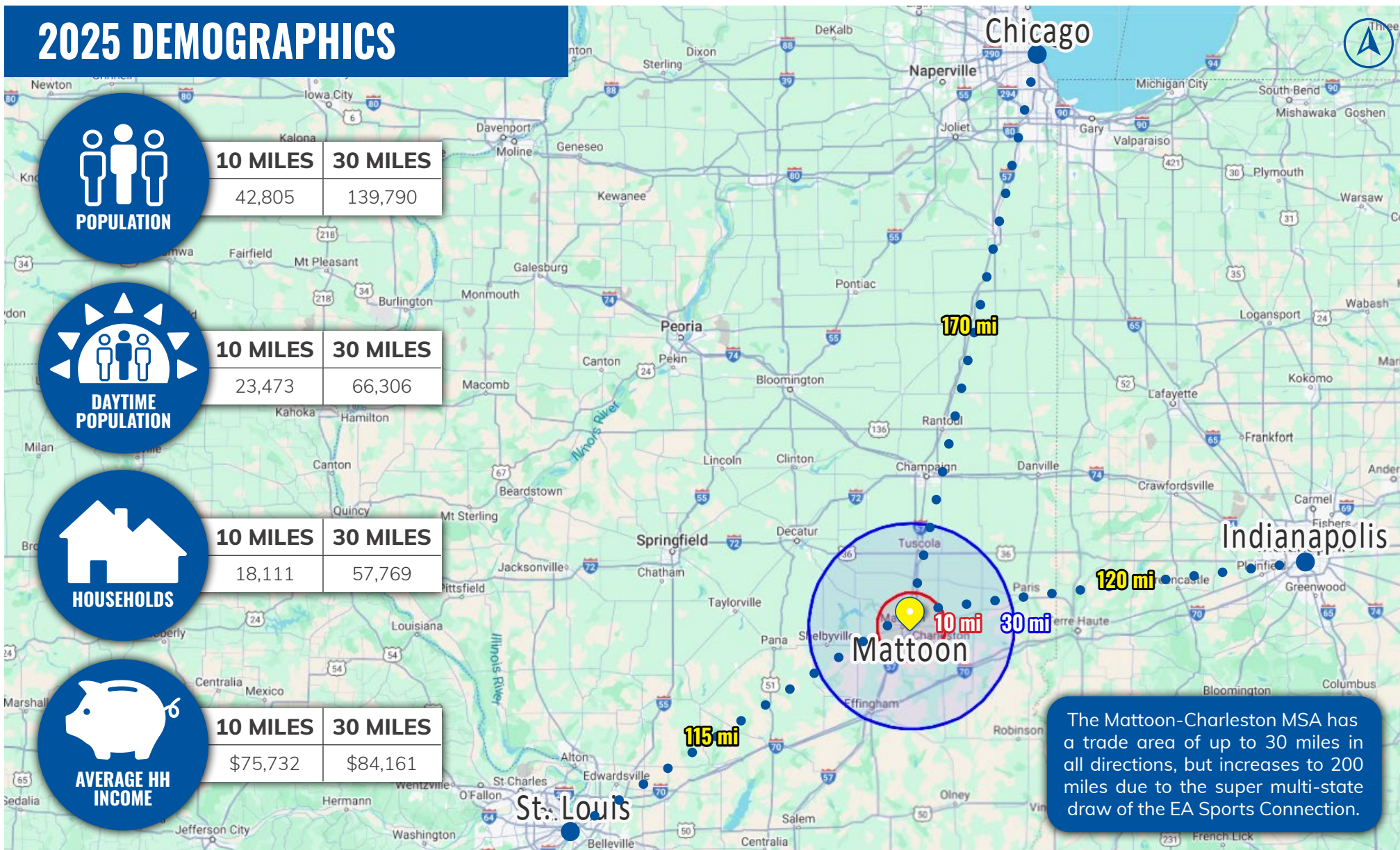
10 MILES	30 MILES
23,473	66,306



10 MILES	30 MILES
18,111	57,769



10 MILES	30 MILES
\$75,732	\$84,161



The Mattoon-Charleston MSA has a trade area of up to 30 miles in all directions, but increases to 200 miles due to the super multi-state draw of the EA Sports Connection.



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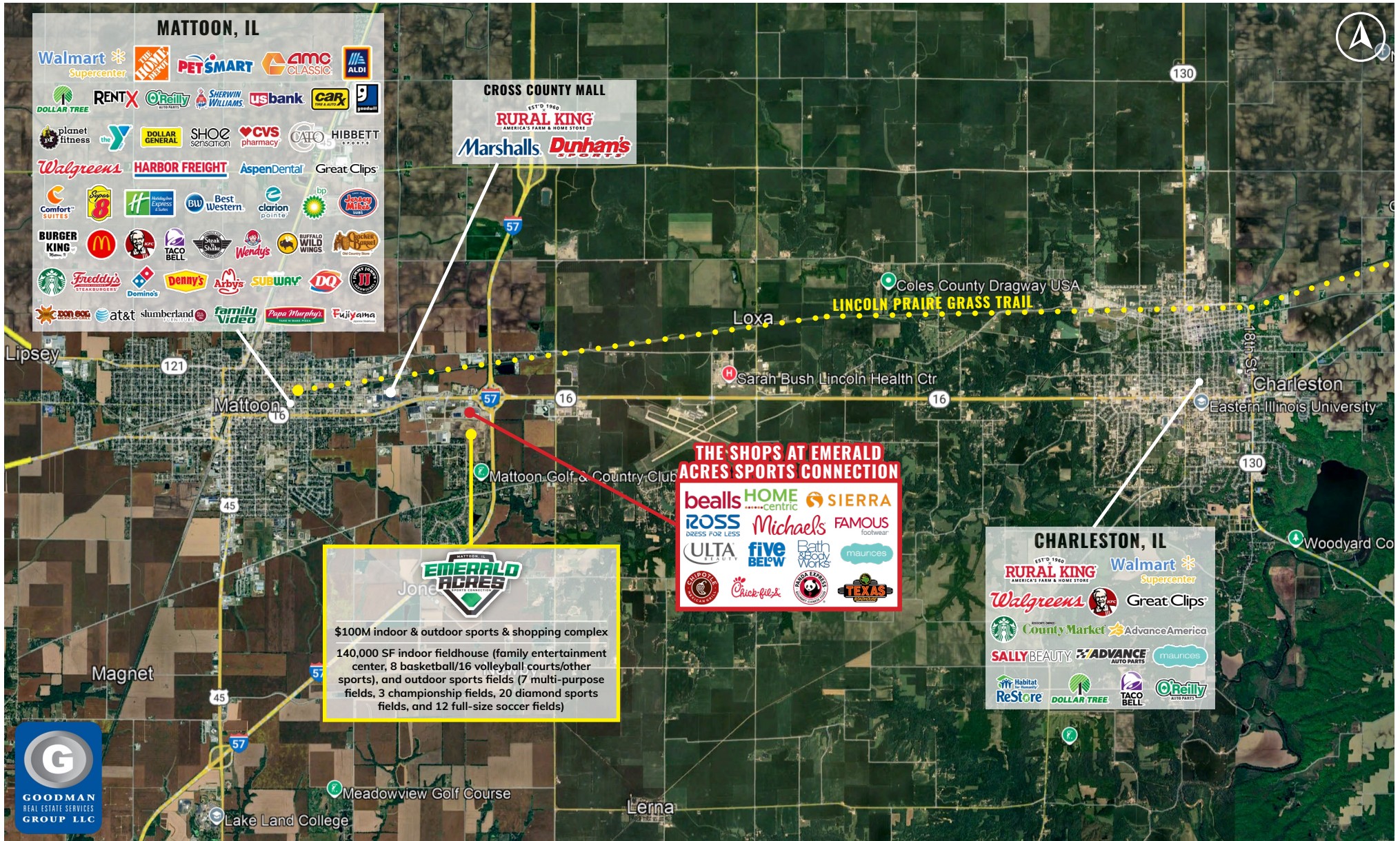
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MICROPOLITAN STATISTICAL AREA



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