

RURAL KING OUTLOT OPPORTUNITY

Charleston, Illinois



HIGHLIGHTS

- Join Rural King and other area retailers, including Walmart, ALDI, Great Clips, Maurices, and more
- Located on the corner of 18th Street and Lincoln Avenue (State Route 16), where traffic counts reach over 20,000 vehicles per day
- The Charleston-Mattoon micropolitan statistical area has a trade-area population of 101,319
- Located on the eastern edge of Eastern Illinois University, the city's largest employer, with a current enrollment of 8,630 students
- **AVAILABLE:** 0.5 AC outlot

DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2026 Projection	24,079	31,070	55,679	76,389	134,005
2021 Estimate	23,586	30,407	54,456	75,410	134,019
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2021 Average	\$62,704	\$67,833	\$62,908	\$63,099	\$65,828
2021 Median	\$40,904	\$45,248	\$44,982	\$47,208	\$50,983
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2021 Employees	10,317	14,378	29,688	36,697	61,839

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
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in conjunction with State of Illinois licensed broker

KYLE OGDEN

Cojak Land Services, LLC



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