



FORMER US BANK

Mattoon, Illinois



HIGHLIGHTS

- **AVAILABLE:** 1,806 SF former bank building on 1.6 AC located across from the Cross County Mall, anchored by Rural King, Marshalls, JOANN, and Dunham's Sports
- 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 Connection, a new \$100 M indoor and outdoor sports complex, is located across the street and is projected to draw 580,000 visitors and generate \$23.8 M in direct spending and 59,000 hotel room nights on an annual basis
- Positioned on Richmond Avenue between the area's commercial district and the residential population of Mattoon
- 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

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

www.goodmanrealestate.com
216.381.8200

CLEVELAND

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

COLUMBUS

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CENTURY 21 KIMA PROPERTIES
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CROSS COUNTY MALL

RURAL KING EST'D 1960
Dunham's SPORTS
AMERICA'S FARM & HOME STORE
Marshalls **JOANN**

43 AC AVAILABLE

18,237 VPD (23)

60 AC AVAILABLE

CHARLESTON AVE

19,902 VPD (23)

ILLINOIS 57

ILLINOIS 16

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 include: Burger King, CVS, usbank, Papa Murphy's, Family Video, Sherwin Williams, CarX, bp, Walmart Supercenter, The Home Depot, PetSmart, Harbor Freight, Aldi, Cato, Dollar Tree, Shoe Sensation, Hibbett Sports, RentX, AT&T, Starbucks, Buffalo Wild Wings, Taco Bell, McDonald's, Freddy's, Stadium Grill, Great Clips, Home Depot, Aspen Dental, Planet Fitness, Big Lots, Walgreens, Denny's, Slumberland, Dominos, O'Reilly, Arby's, DQ, BlueCross BlueShield, Hilton Garden Inn, AMC Classic, HSHS Medical Group.



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Mattoon, Illinois





CROSS COUNTY MALL

Mattoon, Illinois

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CENTURY 21 KIMA PROPERTIES

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-Times Courier	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	Available	6,502
30	Available	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	Oil Change (coming soon)	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



1,806 SF ON 1.6 AC AVAILABLE

Owned by: RK REAL ESTATE & DEVELOPMENT



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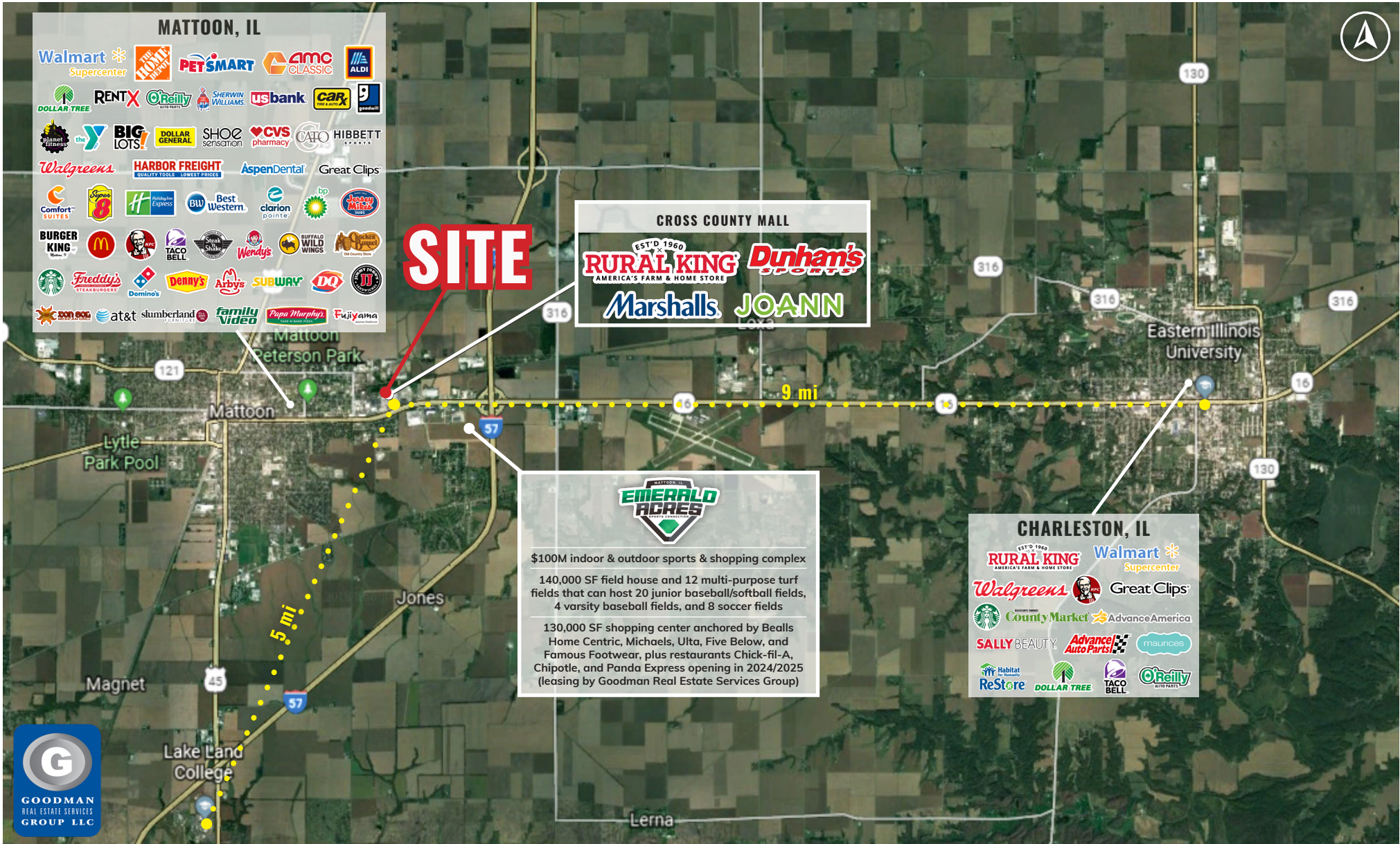
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MICROPOLITAN STATISTICAL AREA



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