



### HIGHLIGHTS

- **AVAILABLE:** 1,806 SF former bank building on 1.6 AC located across from the Cross County Mall
- 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, and is across the street from the to-be-constructed regional sports complex, Emerald Acres Sports Connection, a new \$60 million indoor and outdoor sports complex projected to draw 580,000 visitors and generate \$23.8 million in direct spending and 59,000 hotel room nights on an annual basis, with a targeted a 2024 opening
- 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 by 2024 (with the opening of Emerald Acres Sports Connection), will expand its draw as far as to cities such as Chicago, Indianapolis, and St. Louis

### 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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# FORMER US BANK

## Mattoon, Illinois

**CROSS COUNTY MALL**

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

**43 AC AVAILABLE**

**60 AC AVAILABLE**

**17,000 VPD (21)**

**21,300 VPD (21)**

**60 AC AVAILABLE**

**EMERALD ACRES**

**\$60M indoor & outdoor sports complex**

**85.8 AC of outdoor baseball, softball, and multi-purpose grass and turf fields; 126,000 SF indoor fieldhouse; 580,000 visitors annually; 55 AC of retail/restaurant/hotel opportunities**

**CHARLESTON AVE**

**Walmart Supercenter**

**THE HOME DEPOT**

**INTERSTATE 57**

**ILLINOIS 16**

**Logos:** Burger King, CVS pharmacy, usbank, Papa Murphy's, KFC, Dunkin', Family Video, Sherwin Williams, CarX, bp, Baymont, Hampton Inn, Comfort Suites, Sleep Inn, Fujiyama, SUBWAY, Wendy's, Domino's, O'Reilly Auto Parts, Arby's, DQ, planet fitness, BIG LOTS!, Walgreens, Denny's, slumberland, PET SMART, HARBOR FREIGHT, ALDI, CATO, DOLLAR TREE, SHOZ sensation, HIBBETT SPORTS, RENTX, at&t, Starbucks, Buffalo Wild Wings, Freddy's STEAKBOURGERS, McDonald's, TACO BELL, Stadium Grill, Great Clips, AspenDental, BlueCross BlueShield, Hilton Garden Inn, AMO CLASSIC, HSHS Medical Group.



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# FORMER US BANK

## Mattoon, Illinois

**1,806 SF ON 1.6 AC**





# CROSS COUNTY MALL

Mattoon, Illinois

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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	Little Love Maternity & Baby Boutique	3,129
4	Shoe Department	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	Available	7,188
36	ImpactLife	894
38	Available	1,054
A	Ground Lease/Build-to-suit	1.8 AC
B	Dunkin' (opening 2023)	0.84 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**





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# FORMER US BANK

## Mattoon, Illinois

## MICROPOLITAN STATISTICAL AREA



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