

# FOR LEASE

## 1,200 - 12,205 SF Retail Space

1921 W. Morton Ave, Jacksonville IL 62650

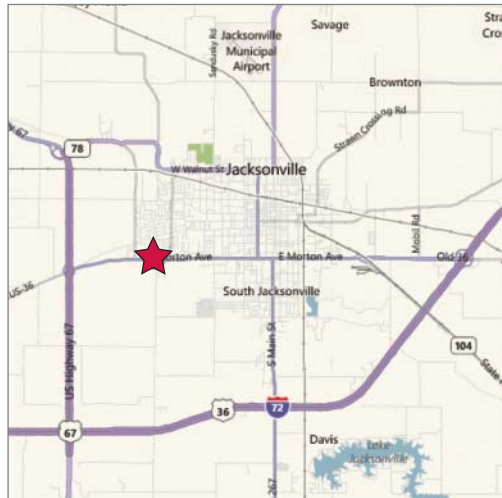


### U.S. Census Demographics

	3 Mile	5 Miles	20 Miles
Population	21,115	25,146	52,125
Households	8,377	9,605	20,371
Avg HH Inc.	\$44,637	45,349	45,912
Employees	13,117	14,456	23,490

### Traffic Counts

- 15,300 VPD



### Property Highlights

- Shadow anchored center in front of a 220,000 SF Wal-Mart Super Center
- 1,200 - 12,205 SF available
- 80' deep bays
- Center tenants include ShopKo, Buchheits, Home Depot, JC Penney, Dollar Tree, Staples, Dunhams Sporting Goods, Goody's and many more
- Located in the principal city of the Jacksonville micropolitan statistical area that includes all of Morgan & Scott Counties (population of 41,000)
- Home to two private four-year liberal arts colleges: Illinois College and Mac Murray College (over 1,800 students & faculty)

### Lease Rate

\$15.00 PSF, NNN (est. \$3.20 psf)



Commercial Real Estate Services, Worldwide.

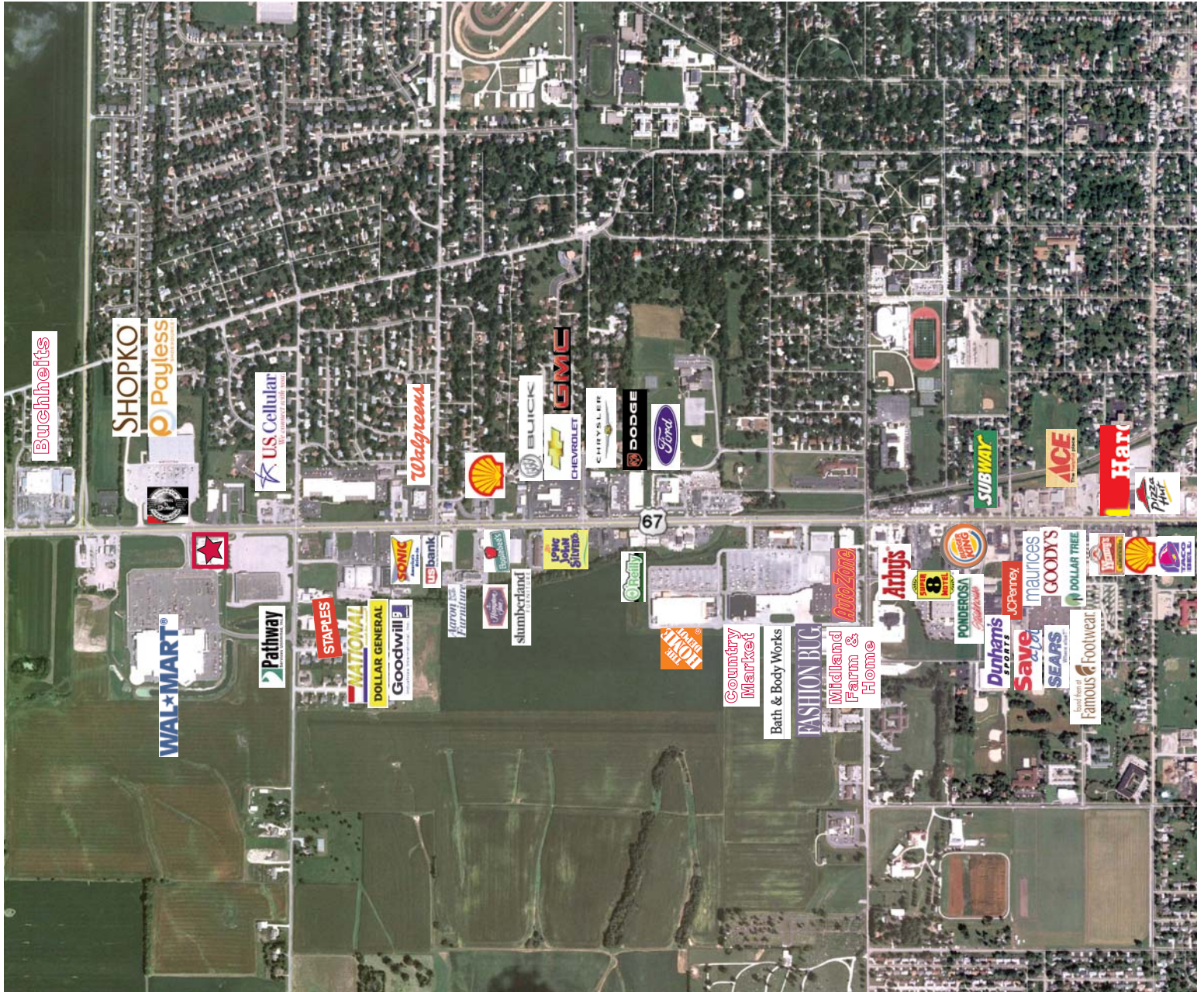
### Contact

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Josh Hibbits  
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# TRADE AREA OVERVIEW

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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