



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, and Dunham's Sports
- The Cross County Mall is the primary shopping destination in the Charleston-Mattoon Metropolitan 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 as far as to cities such as Chicago, Indianapolis, and St. Louis with the draw 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

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

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CENTURY 21 KIMA PROPERTIES
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FORMER US BANK

Mattoon, Illinois

CROSS COUNTY MALL
EST. D. 1960
RURAL KING
AMERICA'S FARM & HOME STORE
Marshalls **Dunham's SPORTS**

43 AC AVAILABLE

18,237 VPD (23)

60 AC AVAILABLE

CHARLESTON AVE

19,902 VPD (23)

INTERSTATE 57

ILLINOIS 16

THE SHOPS AT EMERALD ACRES SPORTS CONNECTION
bealls HOME centric ROSS Dress for Less Michaels FAMOUS Footwear SIERRA ULTA maurices Chick-fil-A TEXAS Bath & Body Works five BELOW

EMERALD ACRES SPORTS CONNECTION

\$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)

Logos on map: Burger King, CVS, 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, Freddy's, Stadium Grill, Great Clips, Aspen Dental, Planet Fitness, Don Bon, Walgreens, Dollar General, Slumberland Furniture, Dominos, O'Reilly Auto Parts, Arby's, Dunkin', BlueCross BlueShield, Hilton Garden Inn, AMC Classic, HSHS Medical Group.



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FORMER US BANK

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	Industrial Martial Arts	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	Built-Out Restaurant Available	6,502
30	Available	4,694
32	Available	13,488
33	Available	2,850
34	Available	6,551
35	Shoe Department	7,188
36	Available	2,610
A	Available [gl,bts,inline]	Up to 6,800 SF or 1.3 AC Outlot
B	Valvoline (Now Open)	0.5 AC
C	Alamo Steakhouse	
D	Available [gl,bts,inline]	Up to 5,400 SF or 0.5 AC Outlot
E	Bank Building Available	1,806 SF on 1.6 AC



Owned by: RK REAL ESTATE & DEVELOPMENT



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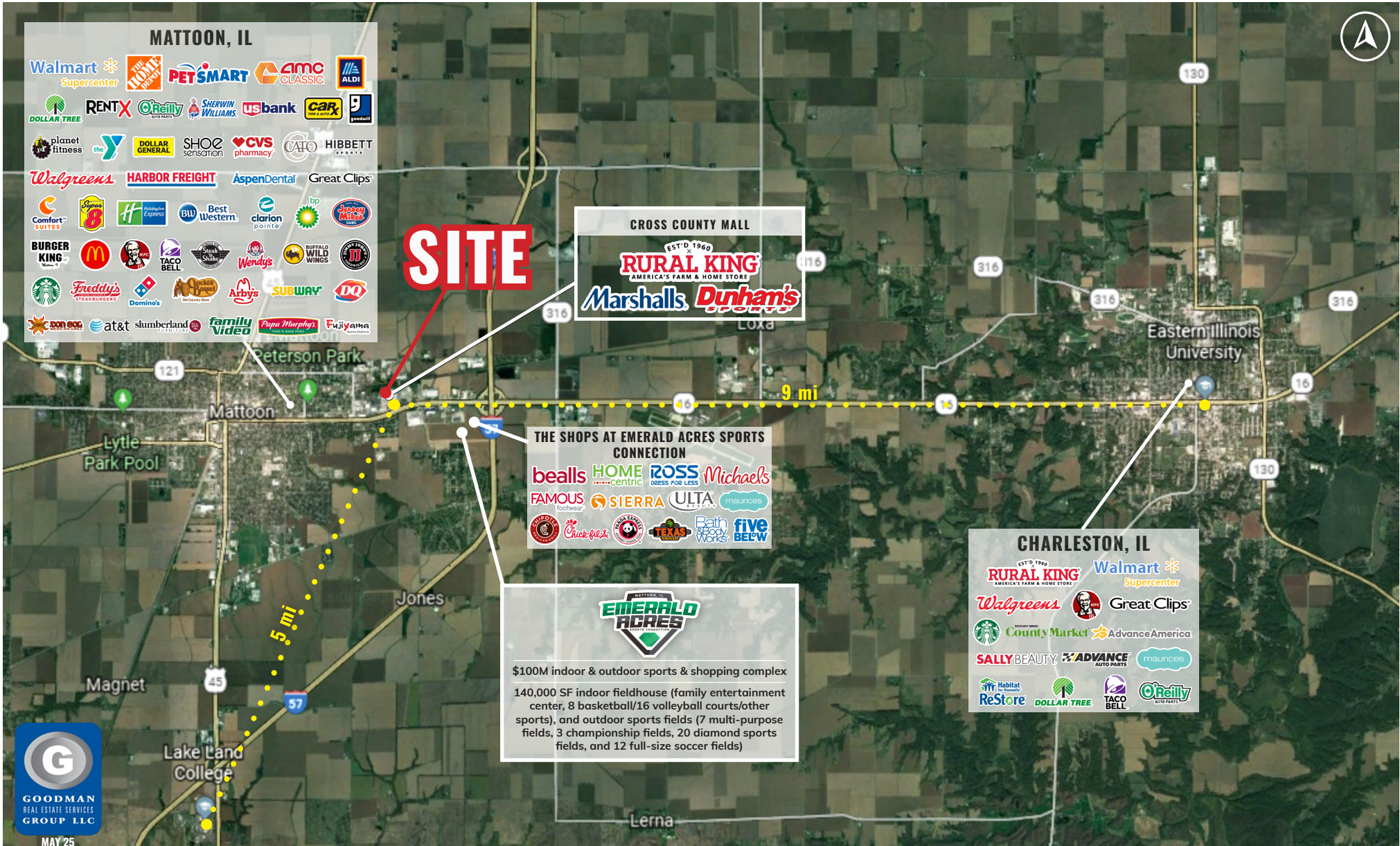
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MICROPOLITAN STATISTICAL AREA



MAY 25

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