

For Lease

NAIDESCO

Fort Worth Way
Mattoon, IL 61938



Property Highlights



For Lease
.98 AC OR 2,000-6,000 SF



Proposed Retail Development



Shadow Anchored by National Retailers



**\$80,000 / YR OR
\$35.00 / SF, NNN**

For more information, please contact:



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Property Features

- ±0.98-acre retail ground lease site or proposed 6,000 SF spec retail building (2,000–6,000 SF available for lease)
- Located off Fort Worth Way with quick access to Charleston Ave (IL-16) and I-57
- Shadow-anchored by The Home Depot near Chick-fil-A and Shops at Emerald Acres
- Strong Mattoon–Charleston trade area supported by Cross County Mall and big-box retailers
- Ideal site for restaurant or QSR development

 **Ground Lease:**
\$80,000/SF

 **Proposed Retail Building:**
\$35.00 / SF, NNN

Nearby Retailers | Restaurants



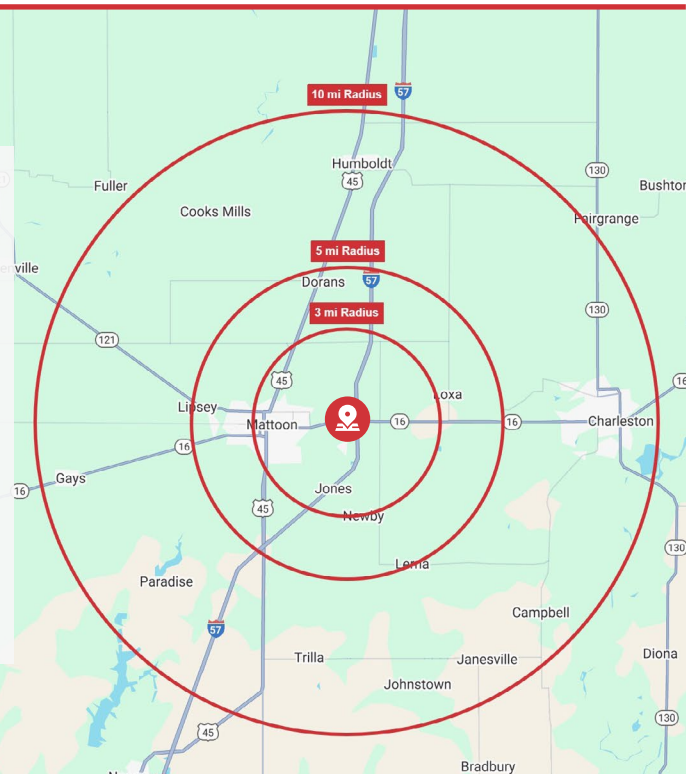
Trade Area | Mattoon, IL

Mattoon, IL offers a strong regional retail environment anchored by its central location between Chicago, Indianapolis, and St. Louis, as well as numerous surrounding micropolitan statistical areas. The Mattoon–Charleston MSA serves a 30-mile primary trade area with a population of 101,319, which expands to as much as 200 miles with the draw of the Emerald Acres Sports Connection. Excellent access via I-57 and Highway 16, combined with proximity to Eastern Illinois University and other major institutions, supports consistent traffic, a diverse customer base, and long-term growth opportunities for retailers and investors.

Demographics

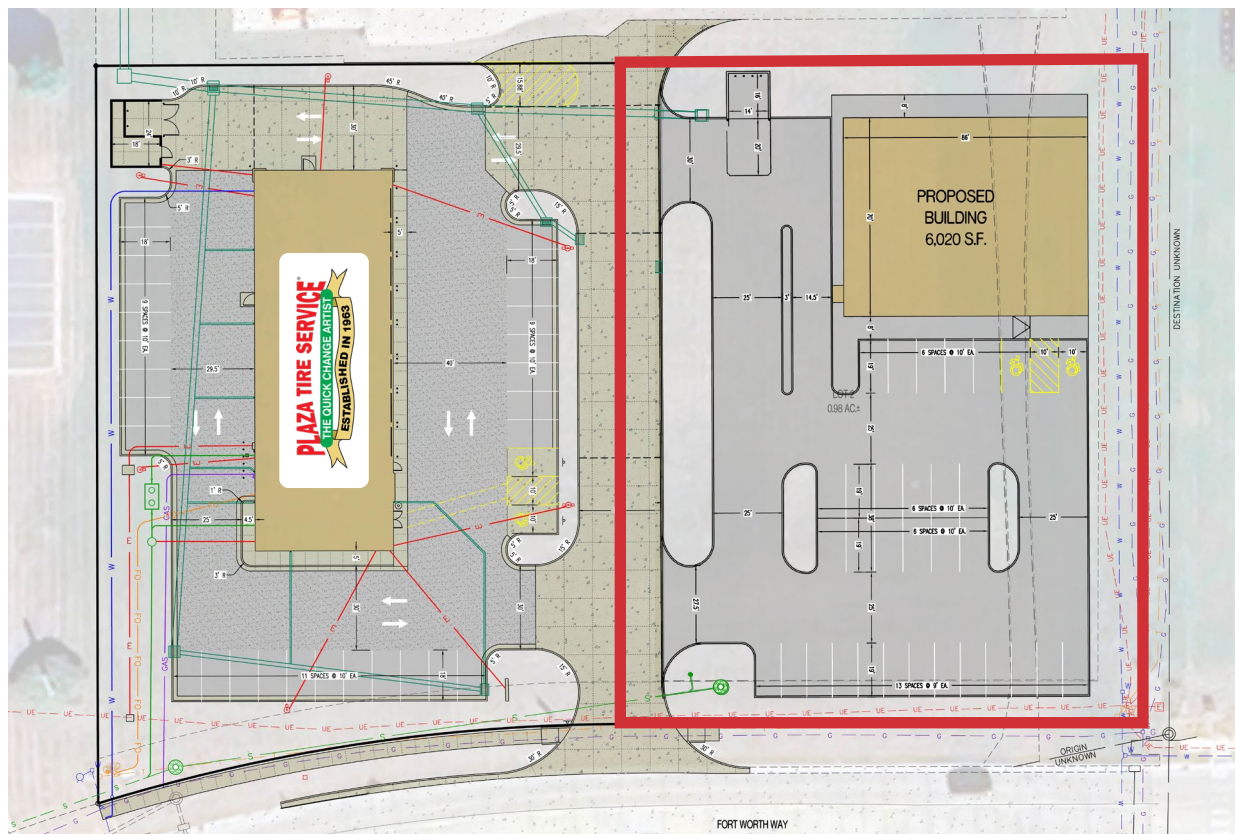


	Population	Avg. HH Income	Median. HH Income	Households
3 MILE	12,159	\$73,634	\$52,532	5,448
5 MILES	19,466	\$82,237	\$60,206	8,542
10 MILES	43,199	\$84,296	\$63,461	17,993





Proposed Retail Building | 2,000 – 6,000 SF





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