



FranklinStreet



MOUNT VERNON SHOPS

3909 Broadway St, Mt Vernon, IL 62864

2015 Year Built

CONTACT US

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HRE Advisors

CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

TRACK RECORD

260+

RETAIL TRANSACTIONS

\$712M+

IN SALES



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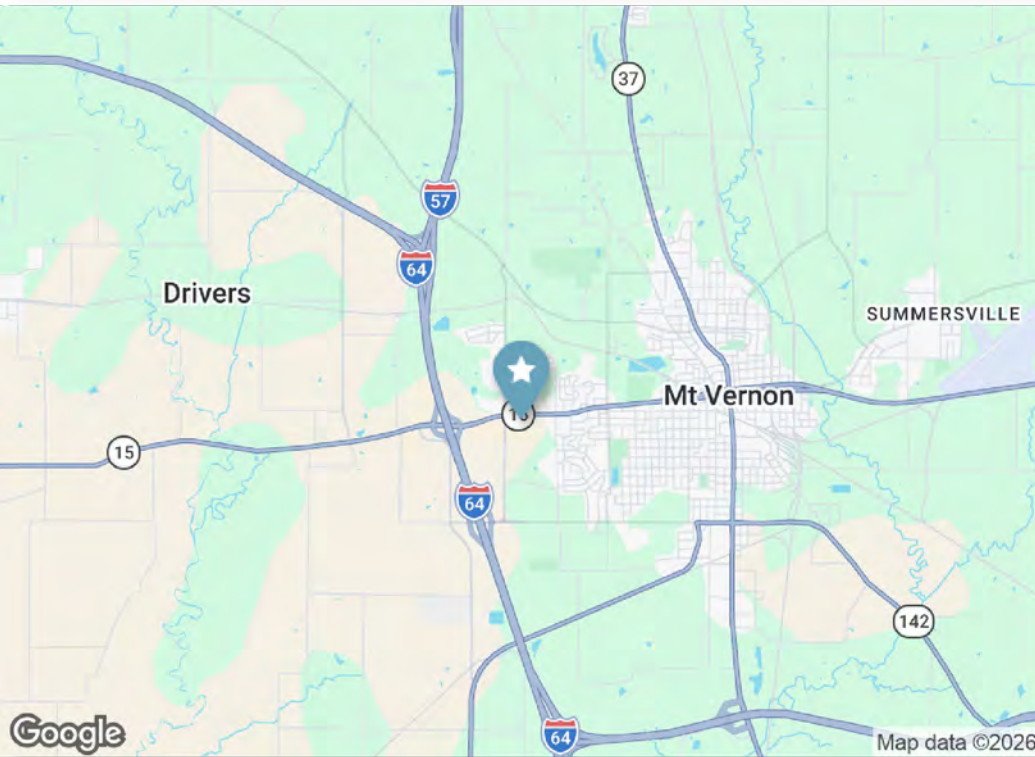


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MOUNT VERNON SHOPS

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3909 Broadway St, Mt Vernon, IL 62864
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Sale Price:	\$3,250,000
Cap Rate:	6.75%
NOI:	\$219,365
Price Per SF:	\$340.28



OFFER SUMMARY

INVESTMENT HIGHLIGHTS

- **Multi-tenant Investment:** Anchored by Kay Jewelers and AT&T, both operating under corporate-guaranteed leases, alongside Moe's Southwest Grill under a strong franchisee.
- **Prime Position:** Times Square Mall, 377,325 SF regional center anchored by Hobby Lobby, Ross, Ashley Furniture, Planet Fitness, Ollie's, and more, along Mount Vernon's dominant retail corridor.
- **High-visibility Intersection:** Broadway Street and South 42nd Street are a primary retail spine of Jefferson County, with traffic counts along the Broadway corridor exceeding 18,000 vehicles per day.
- **Strong Demographics:** Mount Vernon serves as a principal city, with an MSA population exceeding 38,000 residents and a median household income of approximately \$80,534.
- **Near Interstate 57 and 64:** Establishing this trade area as the dominant regional retail, healthcare, and commercial destination for southern Illinois.
- **Times Square Mall:** Underwent redevelopment in 2014, drawing high yield traffic with 45 stores, 52.21 acres, and 1,608 parking spaces.

PARCEL VIEW



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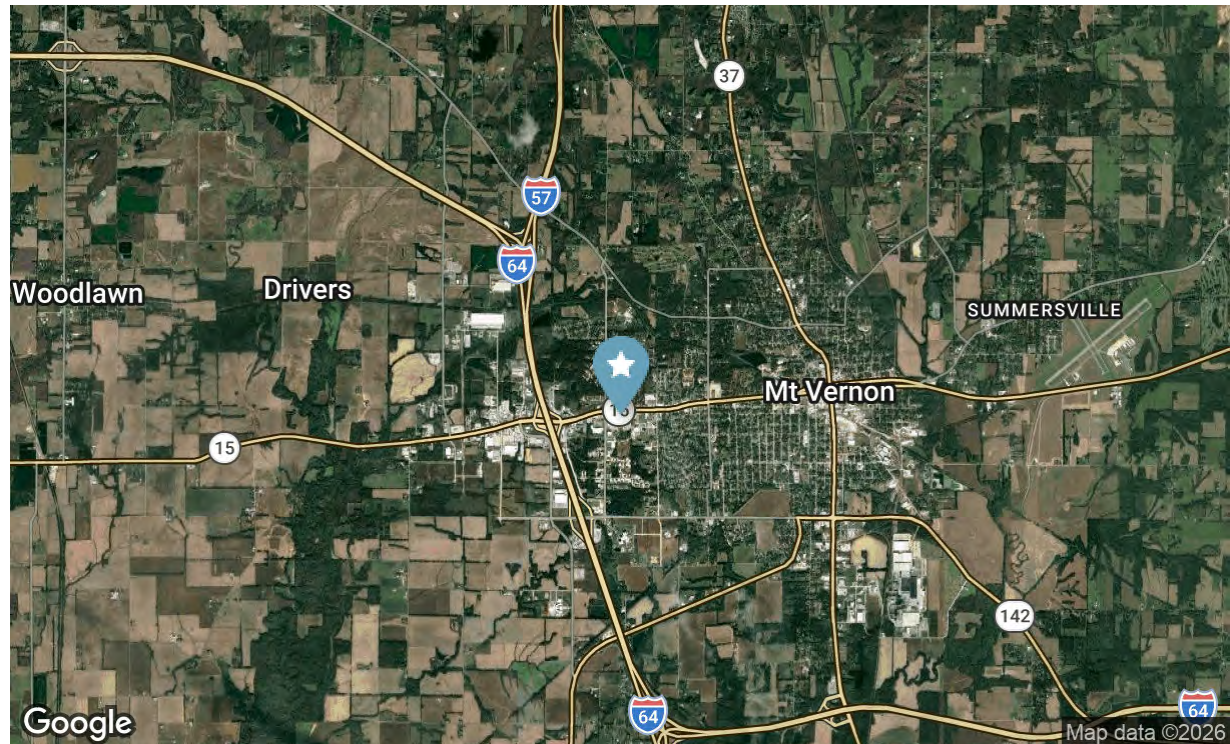
LOCATION OVERVIEW

ABOUT MT VERNON

Mount Vernon is the county seat and principal city of Jefferson County, IL. Drawing consumer and employment activity from a broad regional trade area, it sits at the intersection of I-57 and I-64, two of the region's most heavily traveled corridors. A convergence point for retail, healthcare, logistics, and government services, sustaining its position as the dominant commercial center for the surrounding counties.

Broadway Street represents Mount Vernon's primary retail corridor, carrying daily traffic counts of 18,000+ vehicles and hosting the region's highest concentration of national retail, including Walmart, Lowe's, Kohl's, Kroger. Anchored by Times Square Mall: Hobby Lobby, Ross, Ashley Furniture, Planet Fitness, Ollie's and more. The 2014 redevelopment added more parking, driving consistent traffic for surrounding outparcels.

Jefferson County reported an average household income over \$80,000, supported by the diverse employment base. The county's role as a regional hub, combined with interstate access and the limited supply of competing surrounding supports a stable long-term outlook for well-positioned retail assets, including 3909 Broadway Street.



NORTH EAST AERIAL



SOUTH WEST AERIAL

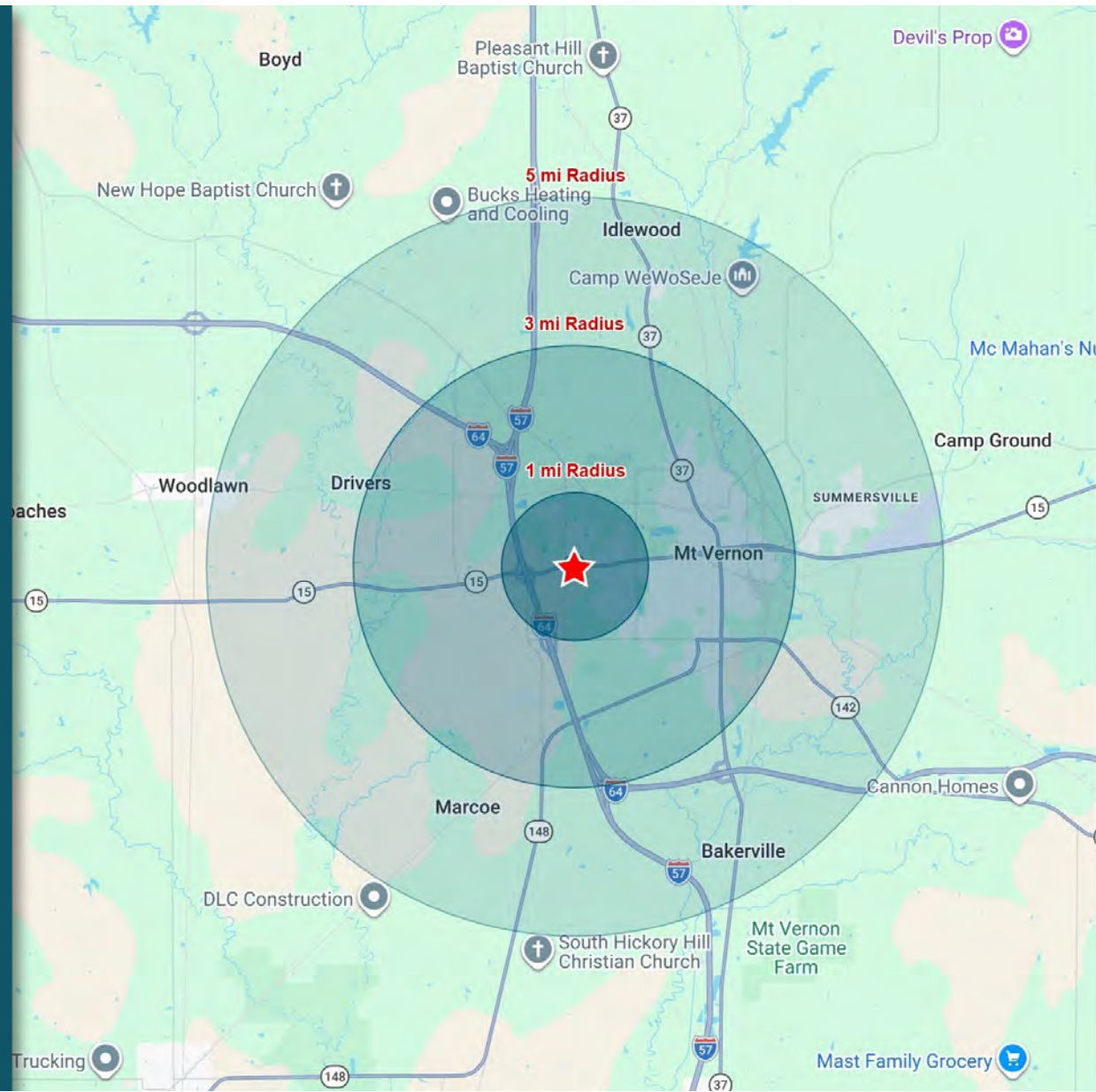


AREA OVERVIEW

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	5,067	6,267	16,020
Median age	40.1	40.4	40.8
Median age (Male)	42.0	40.9	41.1
Median age (Female)	39.7	42.1	44.3
HOUSEHOLDS & INCOME			
Total households	2,466	2,973	7,080
# of persons per HH	2.0	2.1	2.2
Average HH income	\$80,009	\$80,696	\$80,534
Average house value	\$138,969	\$134,741	\$117,181

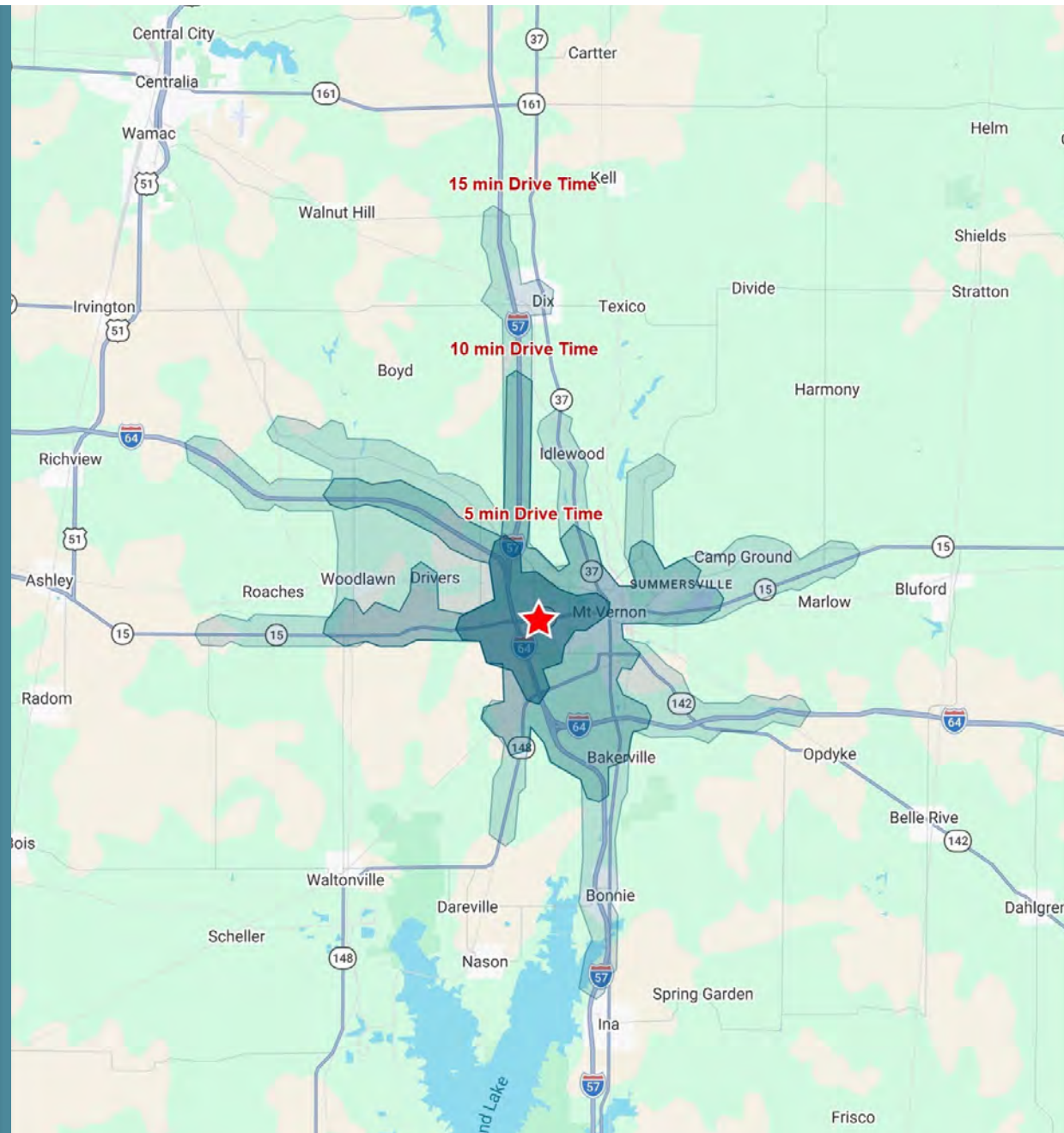
* Demographic data derived from 2020 ACS - US Census



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Estimated Population (2026)	6,267	16,020	20,751
Projected Population (2031)	5,796	14,989	19,634
Census Population (2020)	6,617	16,558	21,418
HOUSEHOLDS			
Estimated Households (2026)	2,973	7,080	9,046
Projected Households (2031)	2,736	6,583	8,473
Census Households (2020)	3,047	7,178	9,147
HOUSEHOLD INCOMES			
Estimated Average Household Income (2026)	\$80,696	\$80,534	\$83,181
Estimated Median Household Income (2026)	\$56,185	\$59,212	\$62,457
Average Household Net Worth (2026)	\$771,447	\$678,641	\$730,524



FINANCIAL ANALYSIS

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RENT ROLL

Sale Price: \$3,250,000

Cap Rate: 6.75%

Net Operating Income: \$219,365

Occupancy: 100.00%

SUITE	TENANT	SF	GLA %	LEASE BEGIN	LEASE EXPIRATION	RENT PSF	ANNUAL BASE RENT	RECOVERY TYPE	CHANGES ON	CHANGES TO	COMMENTS
100	Moe's Southwest Grill	2,300	24.08%	11/15/14	04/30/29	\$24.00	\$55,200	NNN	05/01/29	\$26.40	2 x 5 Yr Options, Incr in each Option
102-103	Kay Jeweler's	2,751	28.80%	08/21/15	12/31/28	\$18.90	\$52,000	NNN	01/01/29 01/01/34	\$20.79 \$22.87	2 x 5 Yr Option 10% Incr every Option
104	AT&T	4,500	47.12%	02/15/16	06/30/29	\$27.30	\$122,850	NNN	07/01/29	\$29.48	1 x 5 Yr Option 10% Incr every Option
TOTALS/AVGS		9,551	100%			\$24.09	\$230,050				



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OFFERING SUMMARY

Sale Price:	\$3,250,000
Cap Rate:	6.75%

NOI:	\$219,365
Building Size:	9,551 SF
Price PSF:	\$340.28
Year Built:	2015
Lot Size:	1.2 Acres
Parking Spaces:	84
Parking Ratio:	1.6 / 1000 ft
Zoning:	B-2
Lease Type:	NNN
Occupancy:	100%
Tenancy:	Multiple
Parcel Number:	06-36-102-018



18,100 VPD

Travel daily along **Broadway St**



16,020 RESIDENTS

within **5 miles** of the property

Income & Expenses

INCOME	TOTAL	PER SF
POTENTIAL BASE RENT	\$230,050	\$24.09
Expense Recovery	\$90,331	\$9.46
Tenant Revenue	\$320,375	\$33.54
Less: Vacancy	(\$9,643)	(\$1.01)
EFFECTIVE GROSS INCOME	\$310,764	\$32.65
EXPENSES	TOTAL	PER SF
RE Taxes	\$73,942	\$7.74
Insurance	\$4,600	\$0.48
CAM Expenses	\$12,863	\$1.35
TOTAL EXPENSES	\$91,405	\$9.57
NET OPERATING INCOME (NOI)	\$219,365	\$22.97

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ABOUT US

A COLLABORATIVE APPROACH

Franklin Street is a full service commercial real estate services firm offering tailored solutions to our clients, nationwide. We offer expertise in Capital Markets, Insurance Services, Leasing and project and property management. Our collaborative approach means we serve as partners with our clients, and because we are full service, we provide a holistic view for our clients' goals across the lifecycle of an asset. Because we're privately held, we can provide high touch client service while remaining agile in how we approach our work.

OUR MISSION

To be the revolutionary force in commercial real estate. We foster a collaborative environment where our people are empowered to share their ideas and pursue their aspirations with purpose. We believe that by supporting our people to achieve their full potential, we will deliver meaningful and lasting value to our clients and communities.

We are driven by a fundamental belief that true success is built upon cultivating meaningful and authentic relationships with all our stakeholders. By pursuing our vision, we aim to constantly challenge the status quo and inspire change in our industry.



ANDREW WRIGHT

Founder & Chairman
of the Board

"Since founding Franklin Street in 2006, our family of real estate services have continually surpassed the goals and expectations set within our own firm, as well as those set by our diverse portfolio of clients. As one of the fastest-growing full-service commercial real estate firms in the nation, we work to have offices in the top metropolitan markets with the best professionals performing across all lines of business.

Our success comes from our clients' successes. It has been my personal goal to instill a "client-first" philosophy that resonates throughout our entire organization. This philosophy, coupled with our core values — Collaboration, Integrity, Hard Work, Accountability & Innovation — is what makes Franklin Street the top choice for our clients' financial and real estate objectives."



NATIONAL PLATFORM · LOCAL EXECUTION

National retail capital markets expertise. One team.

\$3B+

RETAIL SALES VOLUME

700+

TRANSACTIONS CLOSED

125+

YEARS TEAM EXPERIENCE

11

OFFICES NATIONWIDE

PLATFORM CAPABILITIES



National Coverage

100,000+ buyer and broker database



Every Retail Type

Anchored, unanchored, STNL, mixed-use



Capital Markets

Debt, recaps, 1031, sale-leaseback



Live Market Data

Proprietary CRM and in-house research



Institutional Marketing

OMs, drone video, microsites, syndication



One Team

Shared intel across every market

THE BROADER RETAIL IVS BENCH

ATLANTA

Bryan Belk
Executive Managing Partner

John Tennant
Executive Managing Partner

Logan Wolfington
Associate Director

TAMPA

Jason Donald
Managing Director

Ryan Derriman
Director

Anthony Suarez
Associate Director

ORLANDO

Zach McNamara
Senior Director

James Rea
Senior Director

Tyler Hicks
Senior Associate

MIAMI / FT. LAUDERDALE

Rayza Perez
Director

Dylan Morse
Associate Director

Kaylan Knitowski
Associate Director



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MEET THE TEAM

STRATEGIC PLANNING • ADVISORY • ACQUISITION & DISPOSITION

Our Nashville Retail/Office Investment Sales (IVS) team is committed to delivering exceptional results—one property at a time, for one client at a time. With extensive experience throughout the Southeast, we have successfully closed retail investment transactions in Tennessee, Georgia, Florida, Alabama, North Carolina, South Carolina, and more, with our footprint continuing to grow across the region. This expanding multi-state presence allows us to offer deep market insight, strategic guidance, and disciplined execution tailored to the unique dynamics of each Southeastern market.

Specializing in acquisition, disposition, advisory, and strategic planning, our team brings a data-driven approach to every assignment. Backed by 260+ completed retail transactions and over \$694 million in sales, we are dedicated to maximizing value for both new and established investors and supporting long-term portfolio growth across the region.

ABOUT FRANKLIN STREET

Franklin Street is a fully integrated commercial real estate firm delivering complete services, including Investment Sales, Landlord & Tenant Leasing, Insurance, Property Management, Project Management, and Capital Advisory.

With established offices in Tampa, Atlanta, Orlando, Ft. Lauderdale, Jacksonville, Austin, Cincinnati, and Nashville, our collaborative platform provides clients with a true one-stop-shop experience, supporting the full lifecycle of their commercial real estate investments



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