



MATANKY
REALTY GROUP

GOOD NEIGHBOR SHOPPING CENTER

FOR LEASE

1500 S LAKE LAND BLVD, MATTOON, IL



**3 MONTHS
FREE RENT
IF SIGNED BY
MARCH 31ST
2025**

PROPERTY/MARKET SUMMARY

- Available spaces for 707-2,000 SF
- Anchored by Family Dollar and grocer
- Close proximity to I-57 expressway
- Near Lake Land College (4,583 commuter students)
- 8,000 local daytime workers
- Long tenure neighboring tenants
- Rent
- NNN: \$10- \$14 / SF
- CAM & Tax: \$2.58 / SF

NEARBY BUSINESSES

FAMILY DOLLAR

**JACKSON
HEWITT**
TAX SERVICE

B&D GROCERY

**Beverage
Genie**

**Lucy's
PLACE**
VIDEO POKER & SLOTS

DEMOGRAPHICS

POPULATION:	1 Mile	297
	3 Mile	1,261
	5 Mile	3,271
# HOUSEHOLDS:	1 Mile	130
	3 Mile	541
	5 Mile	1,376
AVE HH INCOME:	1 Mile	\$66,733
	3 Mile	\$67,275
	5 Mile	\$71,768

Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.

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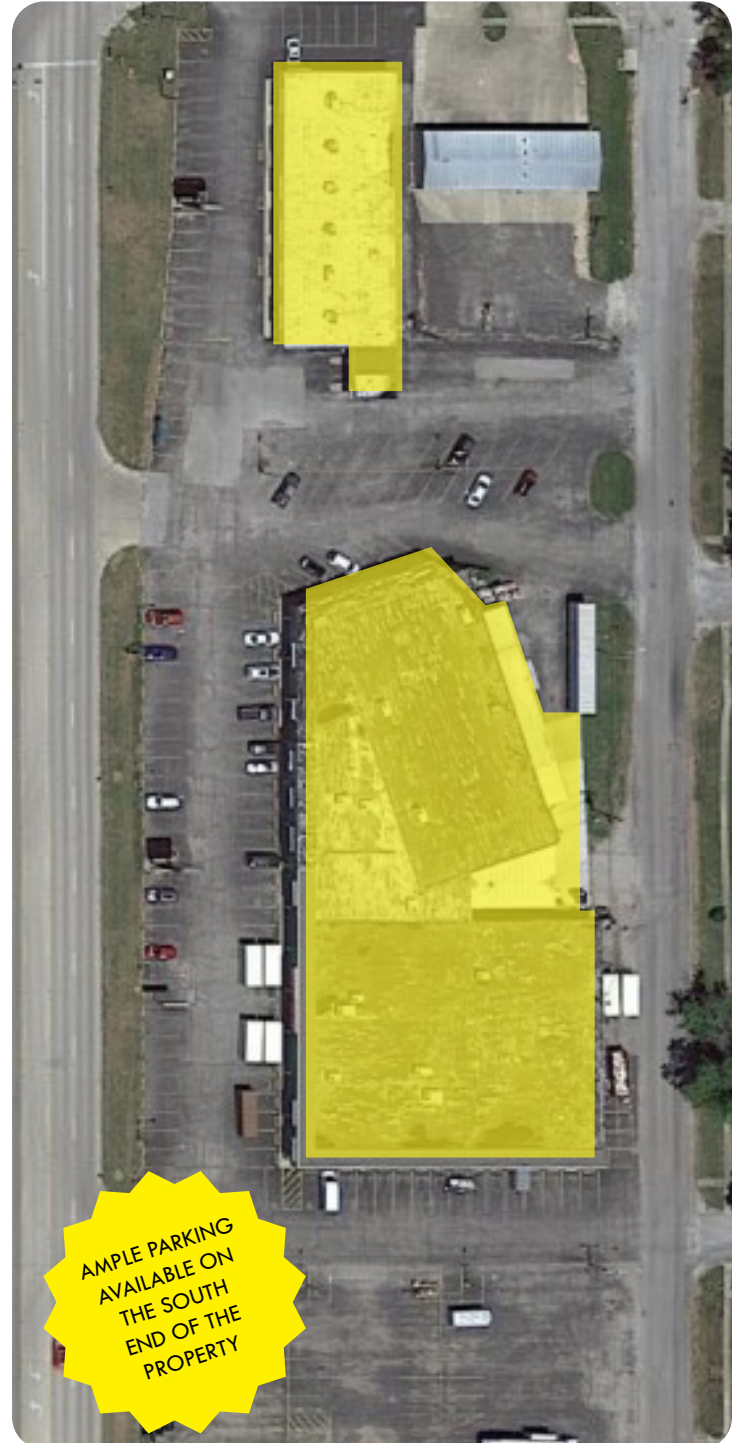
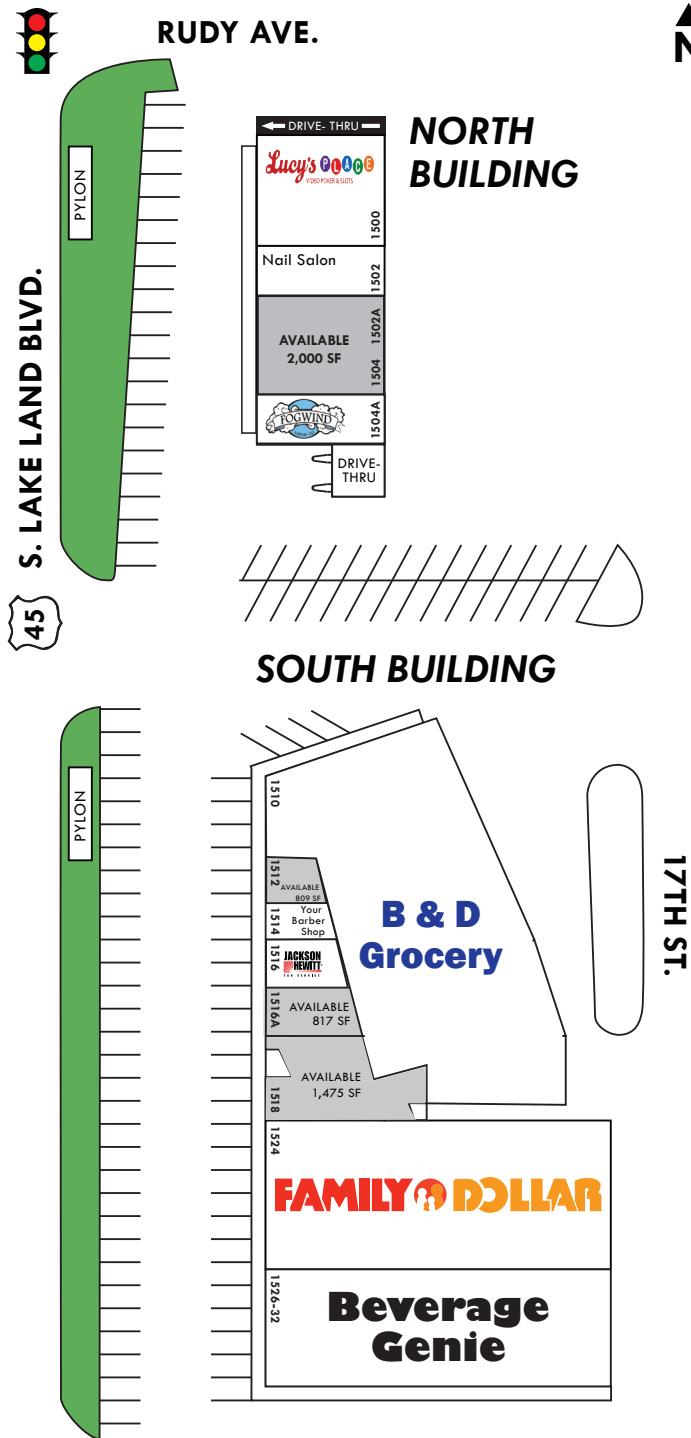
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SITE PLAN

AERIAL



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