Retail Real Estate Profile

Situated at the crossroads of Interstate Highways 57 and 64, and located in the heart of Jefferson County, Mt.Vernon Illinois is the fifth busiest freight intersection in the U.S. and a strategic point in the Midwest for many industries, regional medical services, freight and logistics.

With more than one billion dollars in development since 2010, Mt.Vernon takes the lead in business expansions and improvements. From the City’s growing business community, to its expansion of recreational facilities, and its historical and cultural attractions, Mt.Vernon hosts a unique experience for visitors and residents of all ages. Enclosed, you will find the latest available commercial sites, ideal for retail, service and medical based businesses and with strong partners ready to assist with your location needs. Call today!
Northwest Quadrant:

This established retail corridor hosts some of the most well-known and sought-after national retail names in the country. Ideally suited for both the lodging and dining needs of travelers, the Northwest Quadrant provides a number of stores for regional and local shoppers alike. Holiday Inn Express was completed in 2017, Double Tree Inn & Suites was finished in 2018 and Fujiyama Restaurant will be finished January of 2019.

Many major employers have located in the Northwest Quadrant, generating additional retail traffic. These include: Walgreens Distribution Center (1,500 employees), Magnum Steel Works (79 employees), Mt. Vernon Neon Sign (100 employees), NAPA Distribution (90 employees), and others. The City’s new 100-acre Industrial Park is being constructed just south of Mt. Vernon Neon Sign, with completion planned for November 2018.

Northeast Quadrant:

Eastbound Broadway is the gateway to Mt. Vernon’s established retail sector and historic downtown. Recent additions to our commercial mix include Pet Supplies Plus (2018), Starbucks Coffee, Moe’s Southwest Grill and Domino’s Pizza (2017), Panera Bread, Dirtbuster’s Auto Wash, AT&T, and Kay Jewelers (2016), and Moe’s Southwest Grill (2015). Major retail destinations such as the fully-renovated Times Square Marketplace (2014) and King City Plaza (2016) await shoppers. In 2014, the Drury Inn and Suites joined the many fine hotels in the area with nine acres of surplus available. Kroger invested $6.5 million for a full renovation, including their own Starbucks. Crossroads Community Hospital employs 325 and serves as one of the community’s two major healthcare providers.
Southwest Quadrant:

With a brand new Menards and Culvers now open, and Aldi, Mach 1 Convenience Center and Fujiyama Steakhouse all under construction, many owners in the area have reduced property prices and are entertaining land sale offers.

The new $75 million Mt. Vernon Township High School, which opened in the fall of 2016, will be a major driver for development in the area as well, with ample land for residential and neighborhood amenities.

Southeast Quadrant:

SSM Health - Good Samaritan Hospital employs 1,108 and is driving development along Veteran’s Memorial Drive. Paired with medical office and the City of Mt. Vernon’s recreational initiatives at Lincoln Park, the area is ideal for unique retail and service opportunities. Culver’s is open and Mach 1 is under construction in this quadrant.