



RURAL KING OUTLOT OPPORTUNITY

Charleston, Illinois



HIGHLIGHTS

- Join Rural King and other area retailers, including Walmart, ALDI, Great Clips, and more
- Located on the corner of 18th Street and Lincoln Avenue (State Route 16), where traffic counts reach over 19,000 vehicles per day
- The Charleston-Mattoon micropolitan statistical area has a trade-area population of 101,319
- Located on the eastern edge of Eastern Illinois University, the city's largest employer, with a current enrollment of 8,630 students
- AVAILABLE:** 0.5 AC outlot

DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2030 Projection	20,166	26,508	49,751	69,929	126,892
2025 Estimate	19,769	26,018	48,886	69,111	126,850
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2025 Average	\$82,599	\$88,629	\$85,405	\$87,426	\$90,418
2025 Median	\$59,376	\$65,849	\$62,469	\$65,704	\$69,814
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2025 Employees	6,752	12,557	25,229	32,291	52,404

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

ALEX JUSTICE

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MAGGIE JONES

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in conjunction with State of Illinois licensed broker



CENTURY 21 KIMA PROPERTIES

1600 Broadway Avenue
Mattoon, IL 61938



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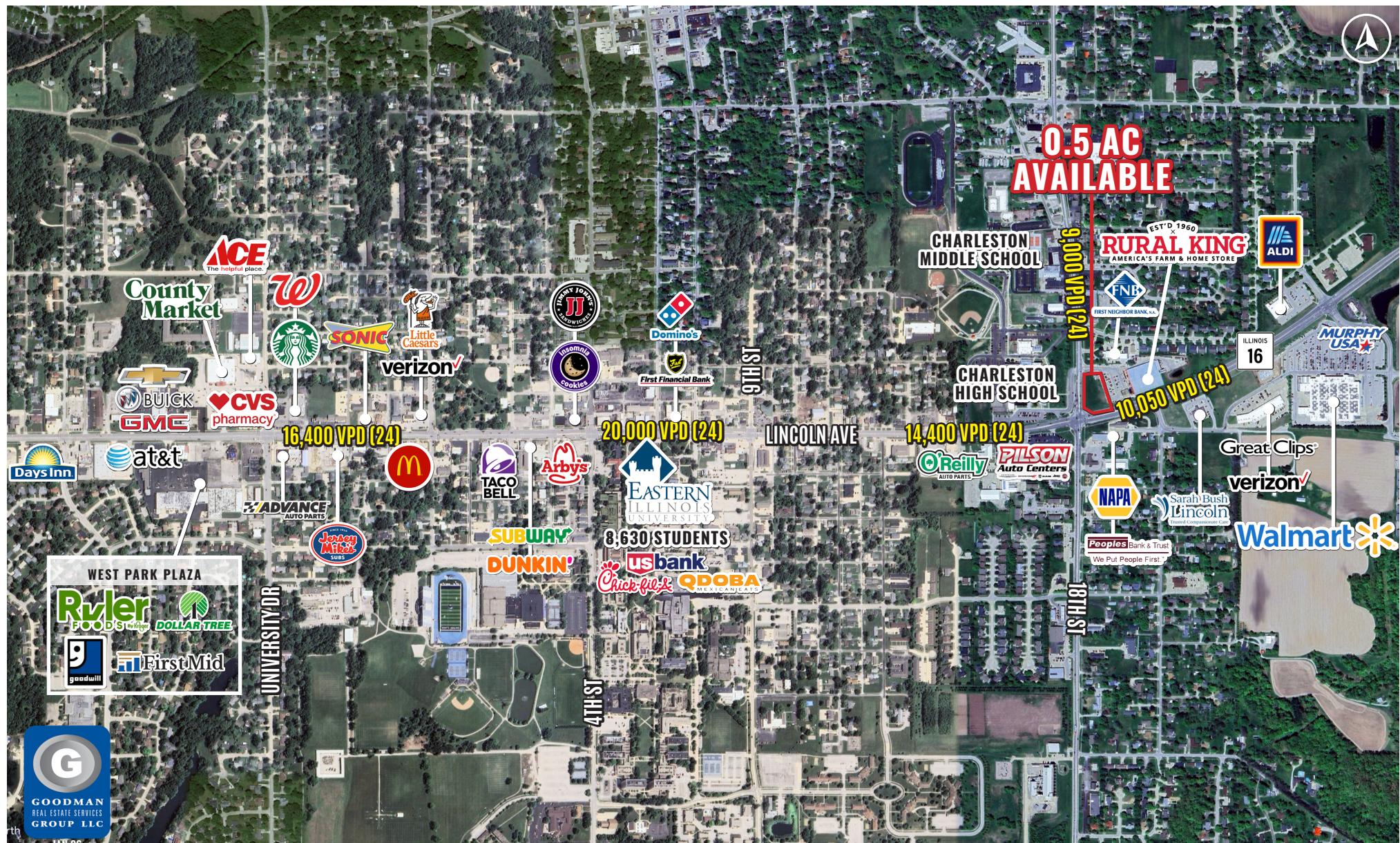
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