



# 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](http://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

[alex@goodmanrealestate.com](mailto:alex@goodmanrealestate.com)

### MAGGIE JONES

[maggie@goodmanrealestate.com](mailto:maggie@goodmanrealestate.com)

in conjunction with State of Illinois licensed broker



**CENTURY 21 KIMA PROPERTIES**  
1600 Broadway Avenue  
Mattoon, IL 61938





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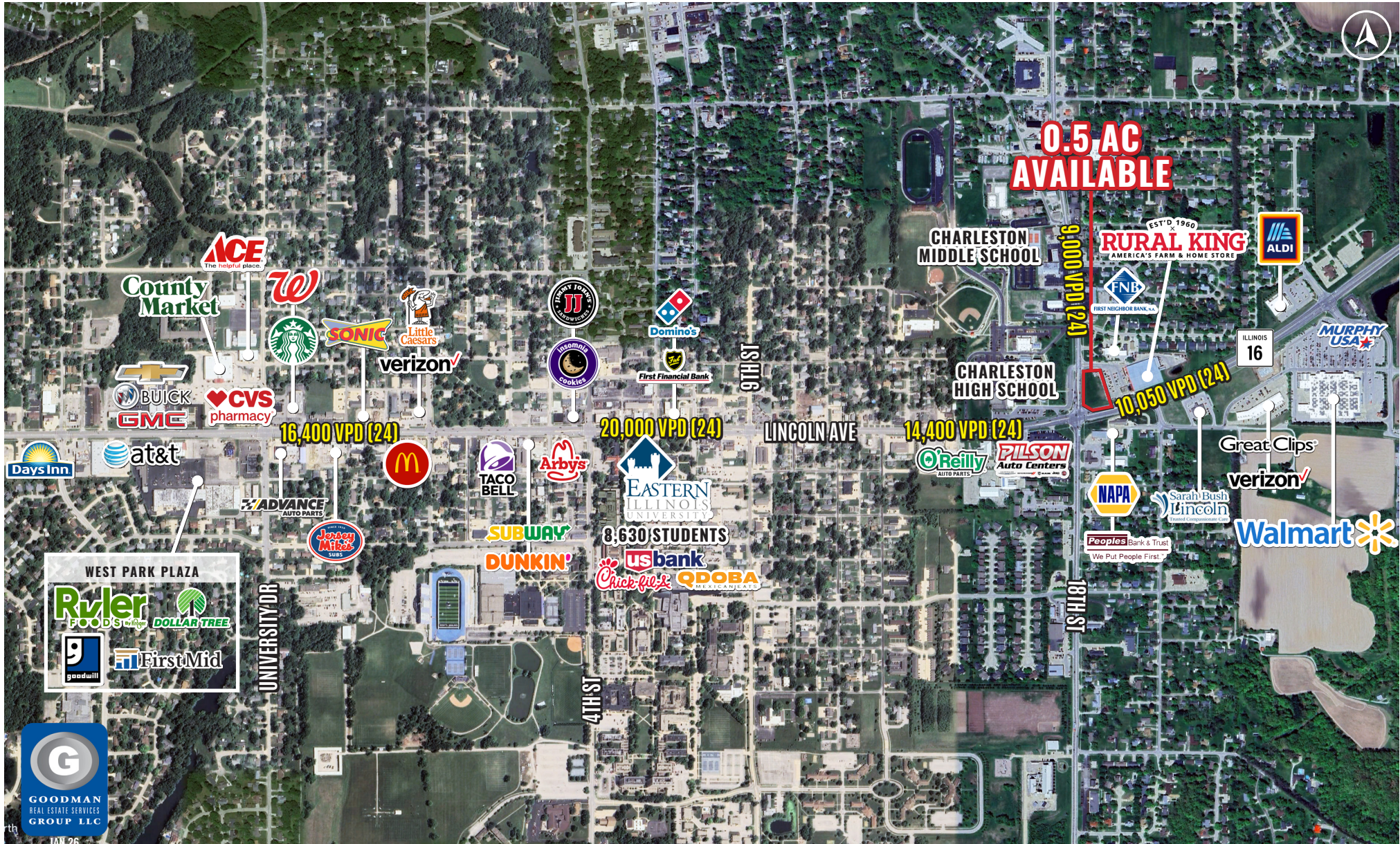
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