



# CENTRAL Realty

BROKERAGE ▪ MANAGEMENT ▪ CONSULTING

## West Frankfort Plaza



3-10 West Frankfort Plaza, West Frankfort, IL 62896

Retail Property for lease / former kmart for sale

*Presented By*

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# 3-10 West Frankfort Plaza, West Frankfort, IL 62896

## executive summary



### PROPERTY SUMMARY

Sale Price:	\$2,500,000
\$/SF:	\$41.09
Available SF:	4,000 - 18,500 SF
Lease Rate:	\$5.00 - 8.00 SF/yr (NNN - \$2.25/SF)
Lot Size:	18.63 Acres
Building Size:	60,842 SF
Year Built:	1982
Zoning:	Commercial
Cross Streets:	

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### PROPERTY OVERVIEW

The former Kmart space consisting of approximately 60,842 square feet is available for sale in West Frankfort Plaza. The shopping center is approximately 117,321 square feet and situated on 18.63 acres. Kroger and Dollar Tree are the retail anchor tenants in the shopping center.

### LOCATION OVERVIEW

West Frankfort Plaza is located on Route 149 (Main Street) and just west of I-57 in West Frankfort, IL. The property is in a highly visible location in the heart of the West Frankfort trade area. Traffic counts along Main Street are approximately 13,300 VPD and 37,400 VPD on I-57. Franklin County.

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## available spaces

<b>LEASE TYPE</b>	NNN – \$2.25/SF
<b>TOTAL SPACE</b>	4,000 – 18,500 SF
<b>LEASE TERM</b>	Negotiable
<b>LEASE RATE</b>	\$5.00 – \$8.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3-Rear West Frankfort Plaza	Available	6,000 SF	NNN – \$2.25/SF	\$8.00 SF/yr	
3A West Frankfort Plaza	Ollie's	34,000 SF	NNN – \$2.25/SF	\$8.00 SF/yr	
3B West Frankfort Plaza	Available	18,500 SF	NNN – \$2.25/SF	\$5.00 SF/yr	
4 West Frankfort Plaza	Le Nail	2,000 SF	NNN – \$2.25/SF	\$8.00 SF/yr	
5 West Frankfort Plaza	Fresenius	4,000 SF	NNN – \$2.25/SF	\$8.00 SF/yr	
6 West Frankfort Plaza	Available	4,000 SF	NNN – \$2.25/SF	\$8.00 SF/yr	
7 West Frankfort Plaza	Wallace Industrial LLC – Milwaukee Tool	8,000 SF	NNN – \$2.25/SF	\$8.00 SF/yr	
8 West Frankfort Plaza	SunLoan	1,500 SF	NNN – \$2.25/SF	\$8.00 SF/yr	

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### available spaces



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
9 West Frankfort Plaza	Dollar Tree	10,069 SF	NNN – \$2.25/SF	\$8.00 SF/yr	
10 West Frankfort Plaza	Kroger	26,410 SF	NNN – \$2.25/SF	\$8.00 SF/yr	

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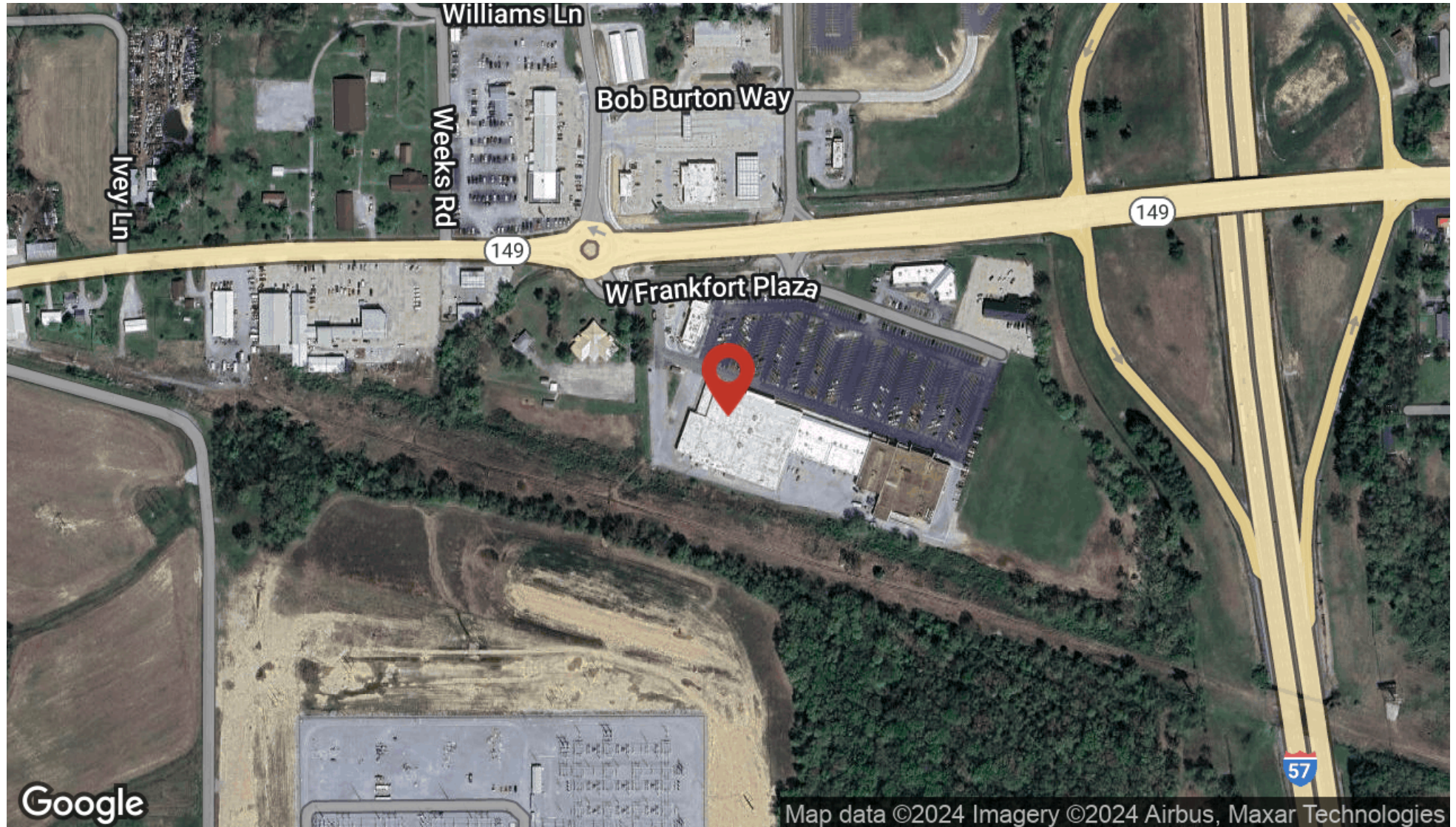
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### location maps



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## demographics map &amp; report

**POPULATION**

	1 MILE	5 MILES	10 MILES
Total population	1,957	19,122	64,035
Median age	37.9	39.2	39.8
Median age (Male)	37.1	38.1	37.9
Median age (Female)	41.3	40.4	41.7

**HOUSEHOLDS & INCOME**

	1 MILE	5 MILES	10 MILES
Total households	742	7,712	26,172
# of persons per HH	2.6	2.5	2.4
Average HH income	\$37,211	\$40,521	\$44,981
Average house value	\$80,841	\$74,700	\$78,039

\* Demographic data derived from 2020 ACS - US Census

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### site plan



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