

1112 CHARLESTON AVE.

1112 CHARLESTON AVE., MATTOON, IL 61938



PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 1112 CHARLESTON AVE in Mattoon, IL. This well-managed retail or office space has great visibility on the NE corner of Charleston Ave & S 12th St with up to 4800 SF available for lease. The building is in a well-established area with excellent on-site parking, over 40 spaces. The 8,400 SF building sits near the heart of the Mattoon business district and is ready for its next generation of retail. This property is a well-known retail staple of the Mattoon community for years and offers landmark recognition & captivating signage. Give our Coles County commercial leasing agents a call at (847) 904-9200 to learn more about this prime leasing opportunity for a restaurant, fast food, health care center and more. This is the perfect opportunity to grow your business' footprint on the NE corner of Charleston Ave & S 12th St.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Available SF:	
Building Size:	8,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,979	8,233	9,204
Total Population	5,984	17,314	19,586
Average HH Income	\$46,135	\$60,019	\$62,082

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

1112 CHARLESTON AVE.

1112 CHARLESTON AVE., MATTOON, IL 61938

ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

1112 CHARLESTON AVE.

1112 CHARLESTON AVE., MATTOON, IL 61938

PLANS



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1112 Charleston Ave	Family Video	4,800 SF	NNN	-	-
1112 Charleston Ave	Papa Murphy's	1,200 SF	NNN	-	-
1112 Charleston Ave	World Finance Corporation	1,200 SF	NNN	-	-
1112 Charleston Ave	China Wok	1,200 SF	NNN	-	-

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



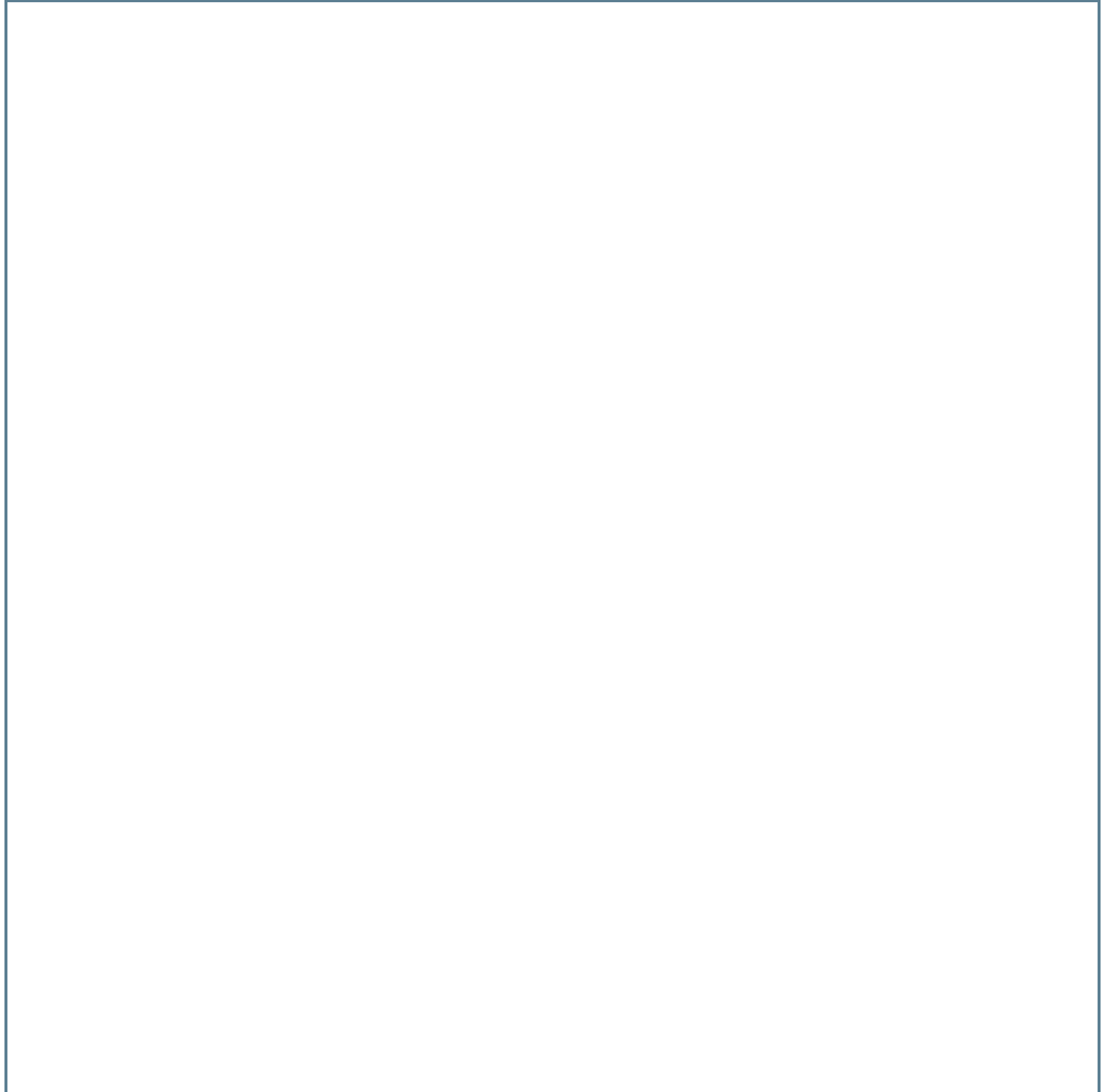
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

1112 CHARLESTON AVE.

1112 CHARLESTON AVE., MATTOON, IL 61938

RETAILER MAP



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



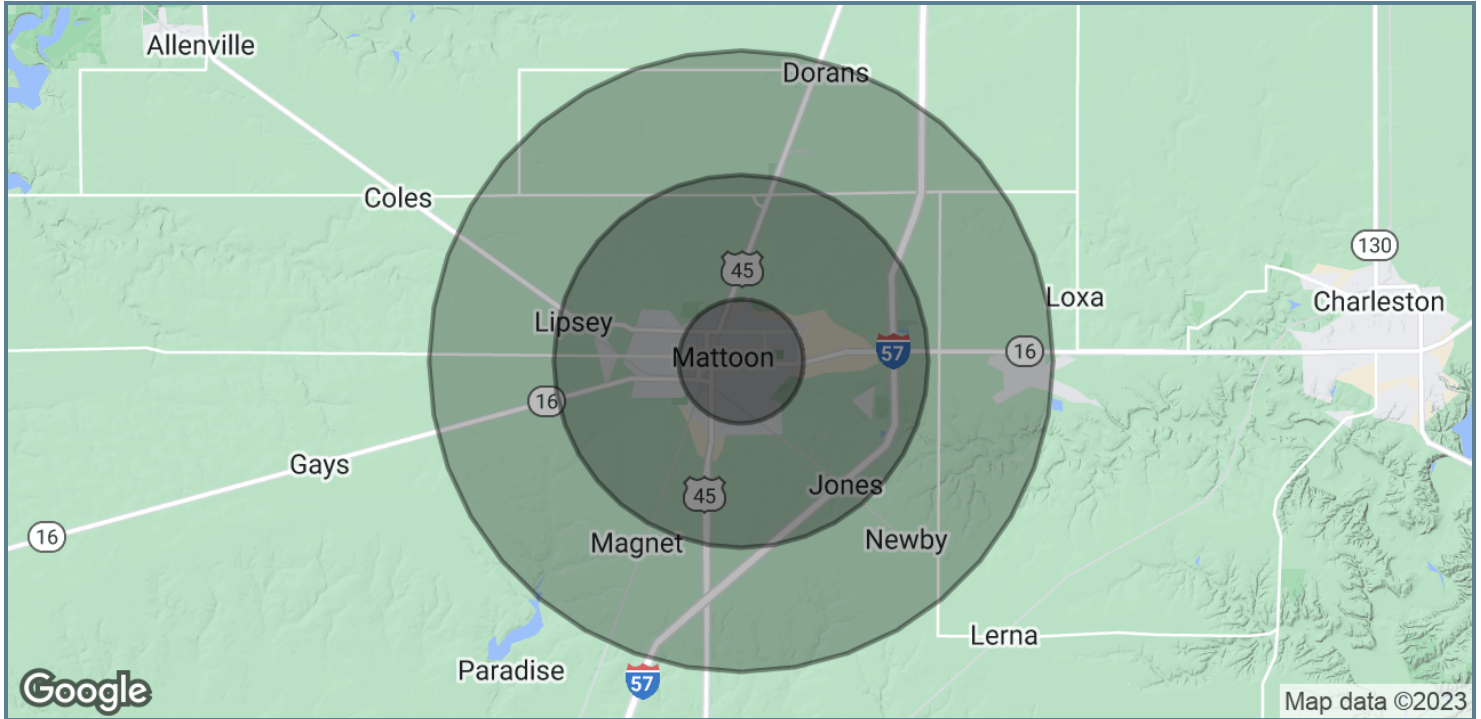
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

1112 CHARLESTON AVE.

1112 CHARLESTON AVE., MATTOON, IL 61938

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,984	17,314	19,586
Average Age	41.3	43.3	43.3
Average Age (Male)	39.1	41.5	41.6
Average Age (Female)	41.8	43.4	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,979	8,233	9,204
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$46,135	\$60,019	\$62,082
Average House Value	\$69,073	\$87,564	\$92,520

* Demographic data derived from 2020 ACS - US Census

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



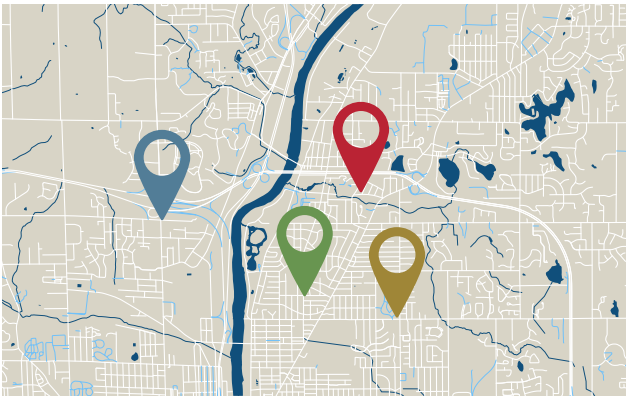
LEGACY

COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



LEGACY
COMMERCIAL PROPERTY

Chat With a Leasing Agent Today

847-904-9200
2500 Lehigh Avenue, Glenview, IL 60026
info@legacypro.com