



## 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

6,734 | 16,101 | 19,824



### Daytime Population

6,141 | 16,172 | 19,561



### Median Household Income

\$57,353 | \$57,893 | \$62,574

## RETAIL FOR SALE

1600 Broadway Street | Mount Vernon, Illinois 62864

3,376 SF on 0.86 acres | Sale Price: \$485,000

### PROPERTY DETAILS

Free-standing former QSR with drive-thru,  
adjacent to downtown Mt. Vernon

Kitchen infrastructure included  
(hoods, walk-in cooler/freezer, etc.)

Zoned B-2 Secondary Business (City of Mount Vernon)

Free standing pylon sign and outdoor patio for additional seating

45 parking spaces

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The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

# Trade Area Aerial



**PACE**  
PROPERTIES

MOUNT VERNON, ILLINOIS

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