



305 RICHMOND AVENUE EAST

Mattoon, IL 61938

12,000 - 27,540 SF

RETAIL/OFFICE

LEASE PRICE

\$5.00 / SF

LEASE TYPE

NNN

TAX PIN

06-0-04412-000

NNN EXPENSES

\$1.12/SF

AVAILABLE SF

12,000 - 27,540 SF

YEAR BUILT

1982

ZONING

C-3 – Commercial
General

PROPERTY DESCRIPTION

The subject space was most recently occupied by Lake Land College for classroom, training, and admin space. The space is configured with several large training/classrooms, large kitchen/breakroom, ADA accessible restrooms, large open space, individual offices, storage, and a technical training room/workshop area at the back of the building. The space has one dock door. The ceiling heights are 14' to the drop ceiling, 15'6" clear height, and 17' to roof deck. Space has 3-phase, 277/480 Volts, and over 850 amps of electric service. The space has access to 268 parking spaces. The space also has access to a free standing pylon sign in front of the property. Lessor is willing to convert space back to more of a retail use.

*Lessor is willing to subdivide the space for a qualified tenant.

AREA DESCRIPTION

The subject property is located three blocks north of Charleston Avenue (Illinois Rt. 16) and just west of the Cross County Mall. It is surrounded by retail/office users and within close proximity to Interstate 57 and downtown Mattoon. Neighboring businesses include Slumberland, Goodwill, Denny's, Planet Fitness, Dollar General, Cross County Mall and Rural King.



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