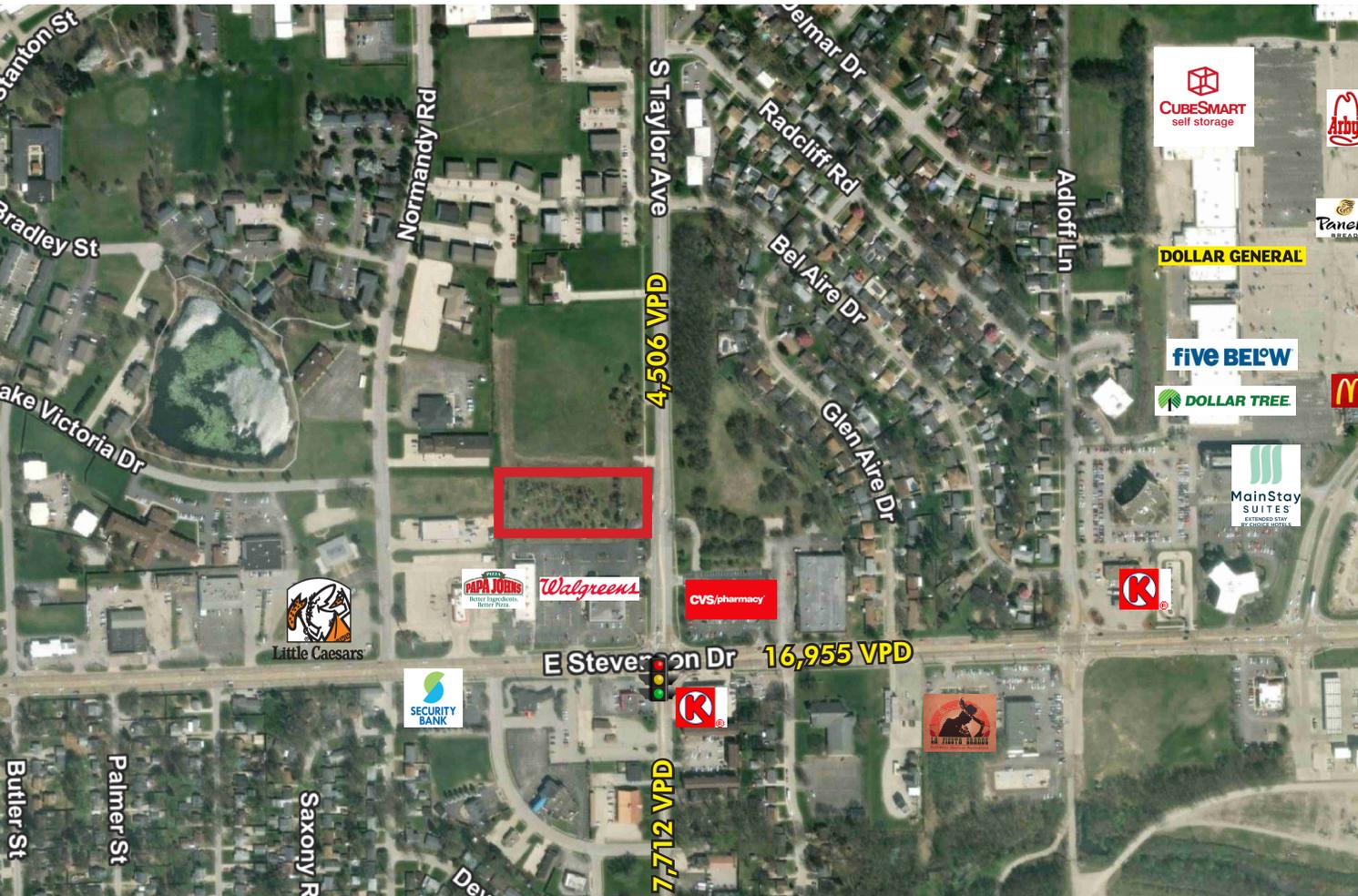


3101 TAYLOR AVE

SPRINGFIELD, IL 62703



About The Property

- 2.75 acres available
- Located in southeast Springfield, IL
- Springfield is the state capital of Illinois.
- Strong traffic counts with full access off Taylor Avenue
- Excellent cotenancy with Walgreens and CVS
- Asking: \$210,000

2.75 ACRES AVAILABLE

Nick Garavaglia

First Vice President

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nick.garavaglia@cbre.com



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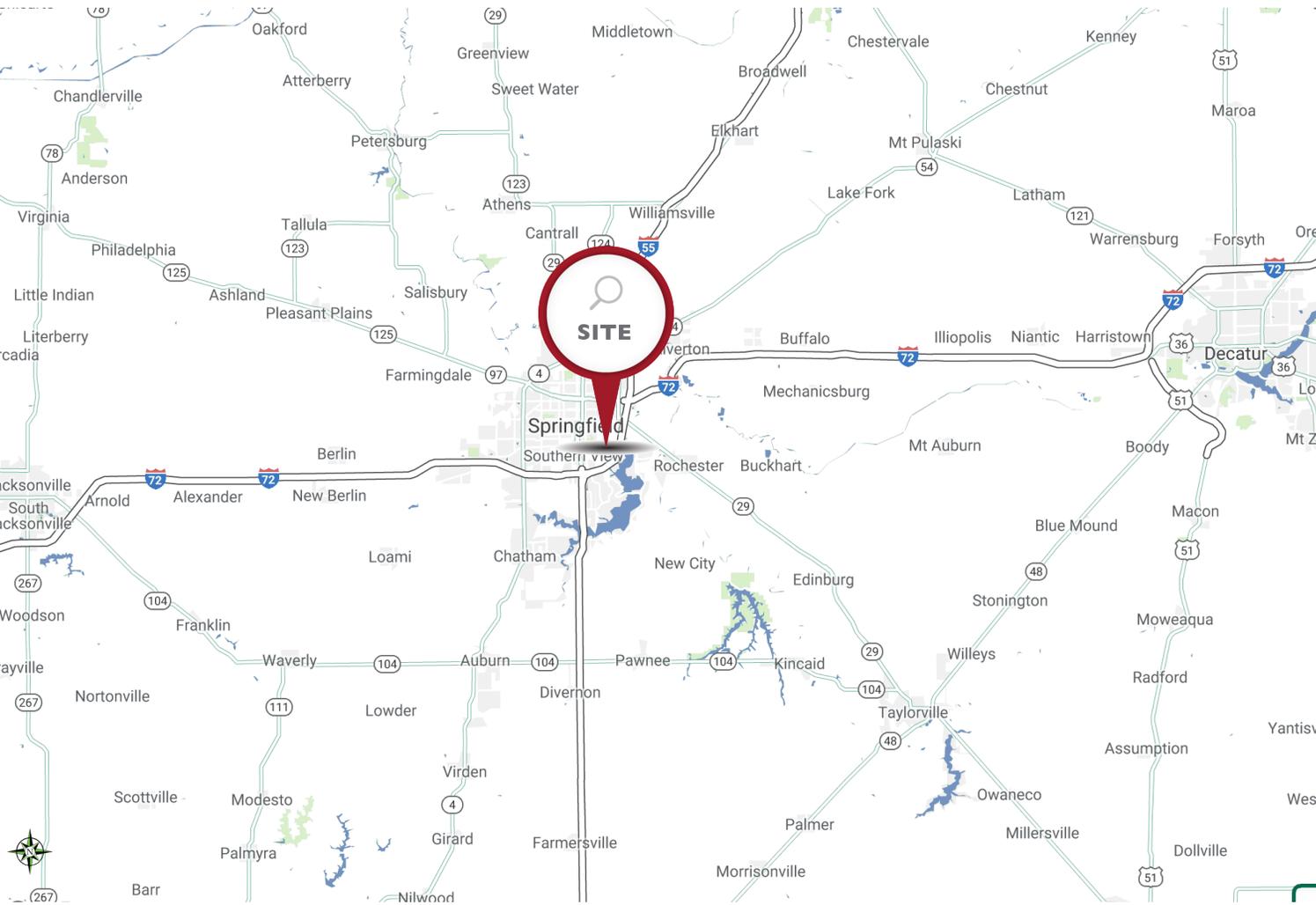


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Demographics.

POPULATION

1 Mile	3 Miles	5 Miles
5,990	38,661	101,569

MEDIAN AGE

1 Mile	3 Miles	5 Miles
42.7	38.6	40.3

COLLEGE EDUCATION

1 Mile	3 Miles	5 Miles
34%	37.3%	42.5%

MEDIAN HH INCOME

1 Mile	3 Miles	5 Miles
\$56,901	\$57,486	\$61,425

DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
6,737	43,696	134,807

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