

Property Available For Sale or Lease

1200 N 8th St., Springfield, IL



Sale Price: \$550,000

Lease Price: \$6.50/Sq. Ft. NNN

Zoning: B-1 (City of Springfield, IL)

Parking Lot: 50+

Building Size: +/- 15,376 SF (Sangamon County Assessor)

Frontage: 225'+ (North Grand Ave.)

Traffic: 11,200 ADT (North Grand Ave)

Flexible building at a strong corner location!

This is your opportunity to capitalize on the promising future & great things happening in the area of 9th St & North Grand Ave. in Springfield, IL. Located near the intersection of these two arterial roadways, this property features several points of ingress/egress, a spacious building, large parking lot, & small fenced outdoor yard area. The location has nice street frontage and signage and would be perfect for showcasing your products and attracting customers. With a total area of +/-15,376 square feet, this property has plenty of room for your business to grow & expand. Don't miss this opportunity to own or lease this prime commercial property in a thriving area.

Contact us today to schedule a viewing!

The information found in this brochure is for informational purposes only, and is not audited, warranted or in any fashion guaranteed by **Todd P Smith Real Estate, Inc.** It is subject to verification by any interested parties and no liability for errors or omissions is assumed.

NOTICE OF AGENCY: Todd P Smith Real Estate, Inc. is the exclusive agent for the seller/lessor and therefore represents the seller/lessor, unless expressed otherwise in writing with the parties to a transaction.

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Todd P Smith, Designated Managing Broker

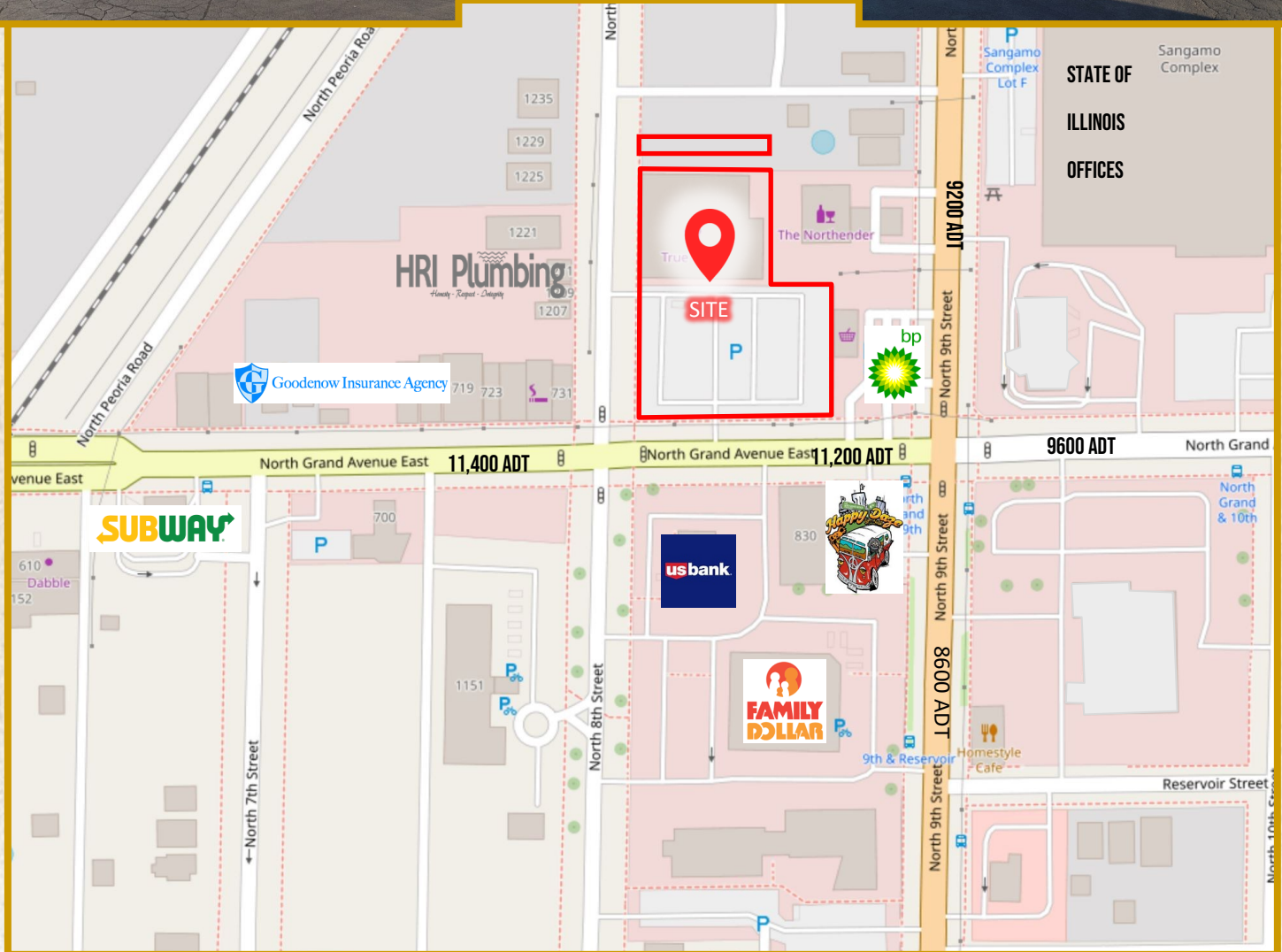
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Property Parcels:

14-22-452-048
14-22-452-049
14-22-452-042
14-22-452-014



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