

3201 W. ILES AVE.

3201 W. ILES AVE., SPRINGFIELD, IL 62711

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover the potential of 3201 W. Iles Ave., a premier leasing opportunity for retail or commercial ventures in Springfield. This distinguished property offers a modern and adaptable layout, expansive storefront, and ample parking, ensuring high visibility and convenience for customers. Boasting modern amenities, customizable interiors, and a professional exterior, the space provides a dynamic and inviting environment suitable for a variety of retail or commercial uses. Its strategic location presents an ideal setting for attracting steady foot traffic and enhancing brand exposure. The flexible layout allows for efficient floor planning and product displays, making it an excellent fit for businesses seeking a prominent, adaptable space to engage their target audience and establish a prominent presence in the Springfield market.

PROPERTY HIGHLIGHTS

- Expansive storefront for high visibility
- Ample parking for customer convenience
- Strategic location

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	1,266 - 2,380 SF
Lot Size:	5.07 Acres
Building Size:	38,172 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,179	22,709	45,229
Total Population	6,484	46,034	88,688
Average HH Income	\$103,952	\$84,209	\$67,815

Presented By:

Legacy Commercial Property

615-610-0885

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

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

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EXTERIOR SUITE PHOTOS



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AERIAL PHOTOS



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PLANS



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,266 - 2,380 SF

Lease Term:	Negotiable
Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
3227B Vacant	Available	1,523 SF	NNN	Contact Broker for Pricing
3214 VACANT	Available	1,690 SF	NNN	Contact Broker for Pricing
3251 Vacant	Available	2,359 SF	NNN	Contact Broker for Pricing
3263 Vacant	Available	2,380 SF	NNN	Contact Broker for Pricing
3211 W ILES AVE	Available	1,461 SF	NNN	Contact Broker for Pricing

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RETAILER MAP



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LEGACY
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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

