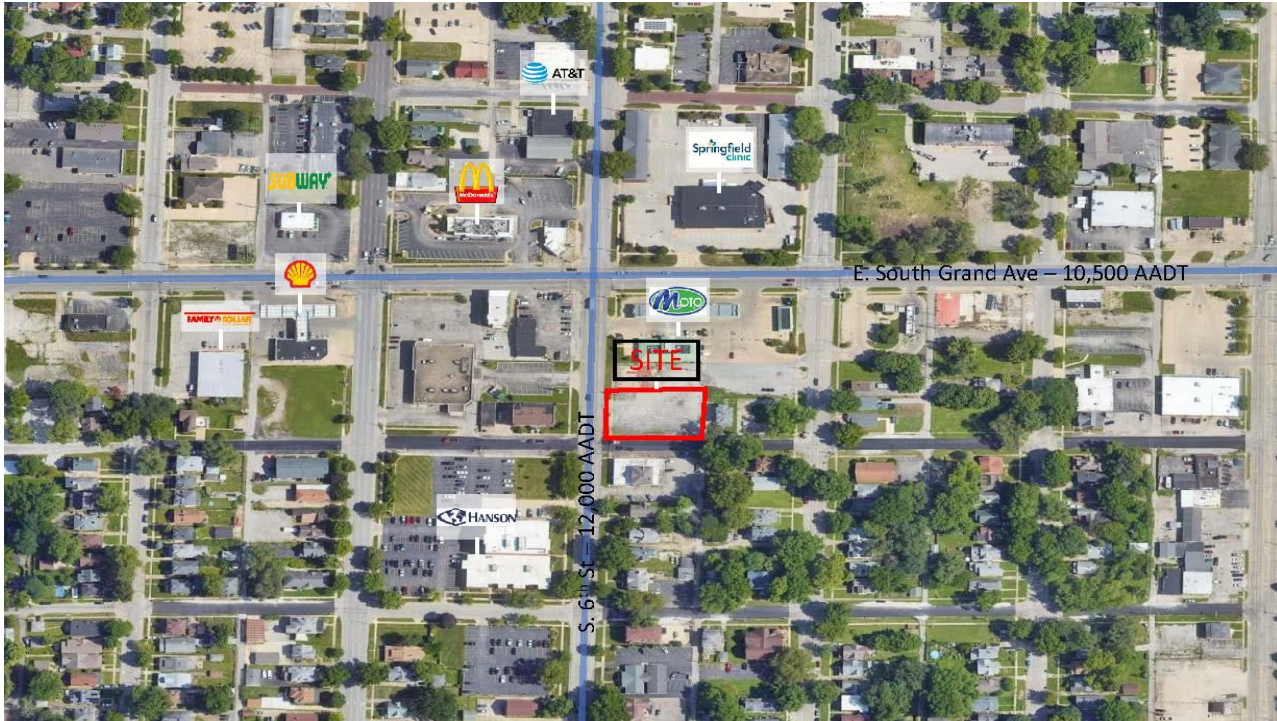




**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

High-Traffic Hard Corner Lot Near Downtown Springfield

FOR SALE



1420-1430 S. 6th St

Springfield, IL 62703

LAND

RETAIL

LOT SIZE

0.56 AC

ASKING PRICE

\$79,900

ZONING

S-3 & B-1

TAX PIN

22-03.0-102-016
22-03.0-102-018

PROPERTY DESCRIPTION

Unlock the prime redevelopment potential of this high-traffic hard corner lot near Downtown Springfield. The property is your canvas for retail, office, or any business craving visibility. Your business will stand out with over 160' of frontage on the bustling S. 6th St corridor, a combined traffic count of 22,500 AADT (S. 6th St & E. South Grand Ave), and multiple curb cuts for easy access. Join the ranks of established food service and retail destinations, including McDonald's, AT&T, Subway, MotoMart, and Family Dollar. Your new address positions you alongside major city employers such as Springfield Clinic and Hanson Professional Services. The property is priced to move quickly (\$3.27 psf), offering a rare opportunity to secure a quality site below market value. Do not miss out on this exceptional deal!



BLAKE PRYOR
217.725.9518
bpryor@cbcdr.com
cbcdr.com



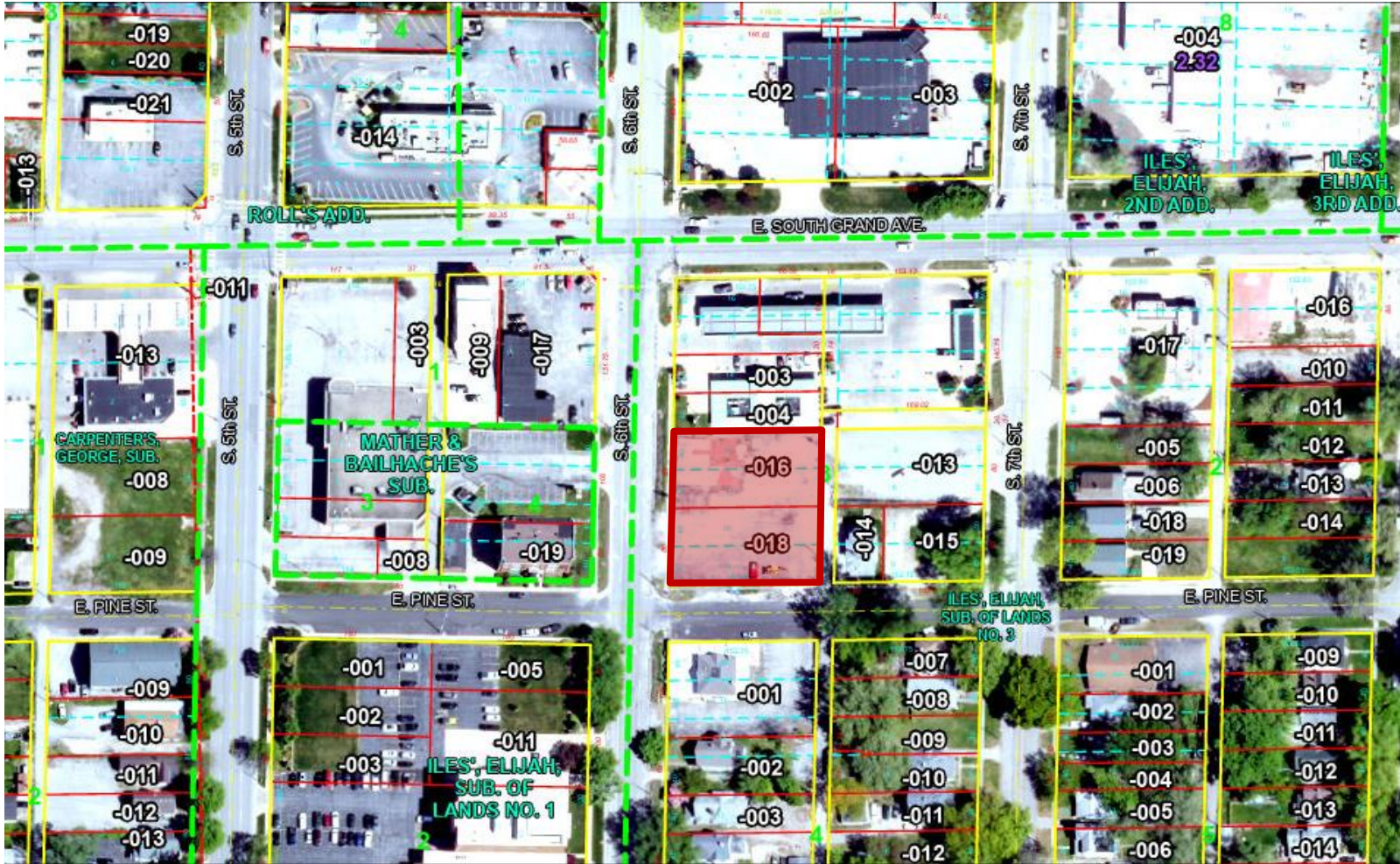


**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

High-Traffic Hard Corner Lot Near Downtown Springfield

FOR SALE

PLAT MAP



BLAKE PRYOR
217.725.9518
bpryor@cbcdr.com
cbcdr.com

