

Prairie Crossing Location!

4337 Conestoga Dr. Springfield, IL



Lease Price: \$20/SF/Gross + Utilities

Zoning: B-1

Available Leasing Sq. Ft.: +/- 3,560 SF

Building Construction in 2007.

Turn-key Veterinary or Medical Space!

Excellent retail/service location in Prairie Crossing development at I-72 and Veterans Parkway. High quality interior finish, most recently used as veterinary clinic. A new and improved electronic message center on Veterans Parkway, seen by 19,400 cars daily, will be installed soon. The sign is for use by tenants of the plaza. Tenant is responsible for separately metered utilities. Join Meijer, Menard's, Slumberland, Furniture Row, hotels, restaurants, auto dealers, and many others in this rapidly growing area.

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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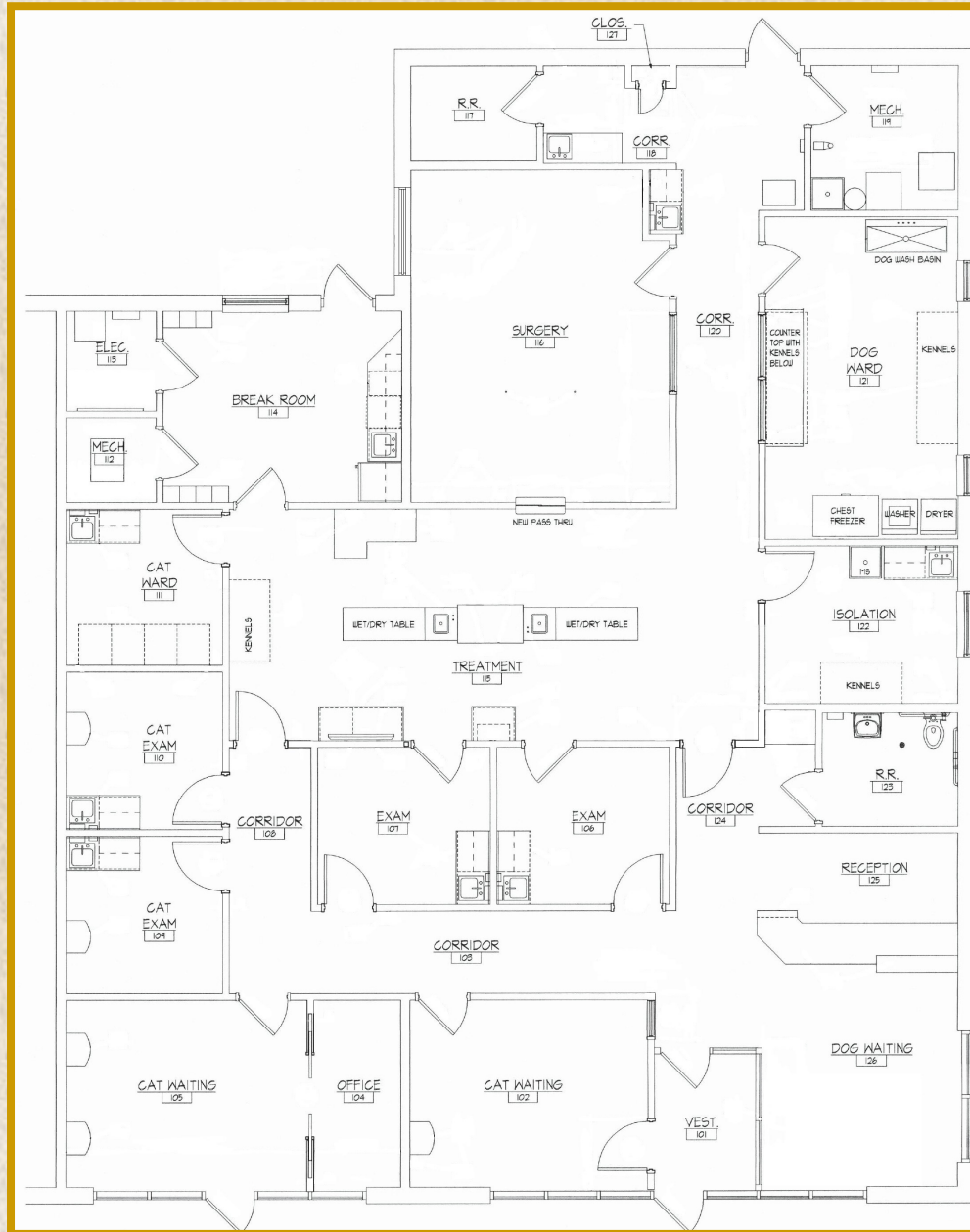
TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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Floor Plan



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