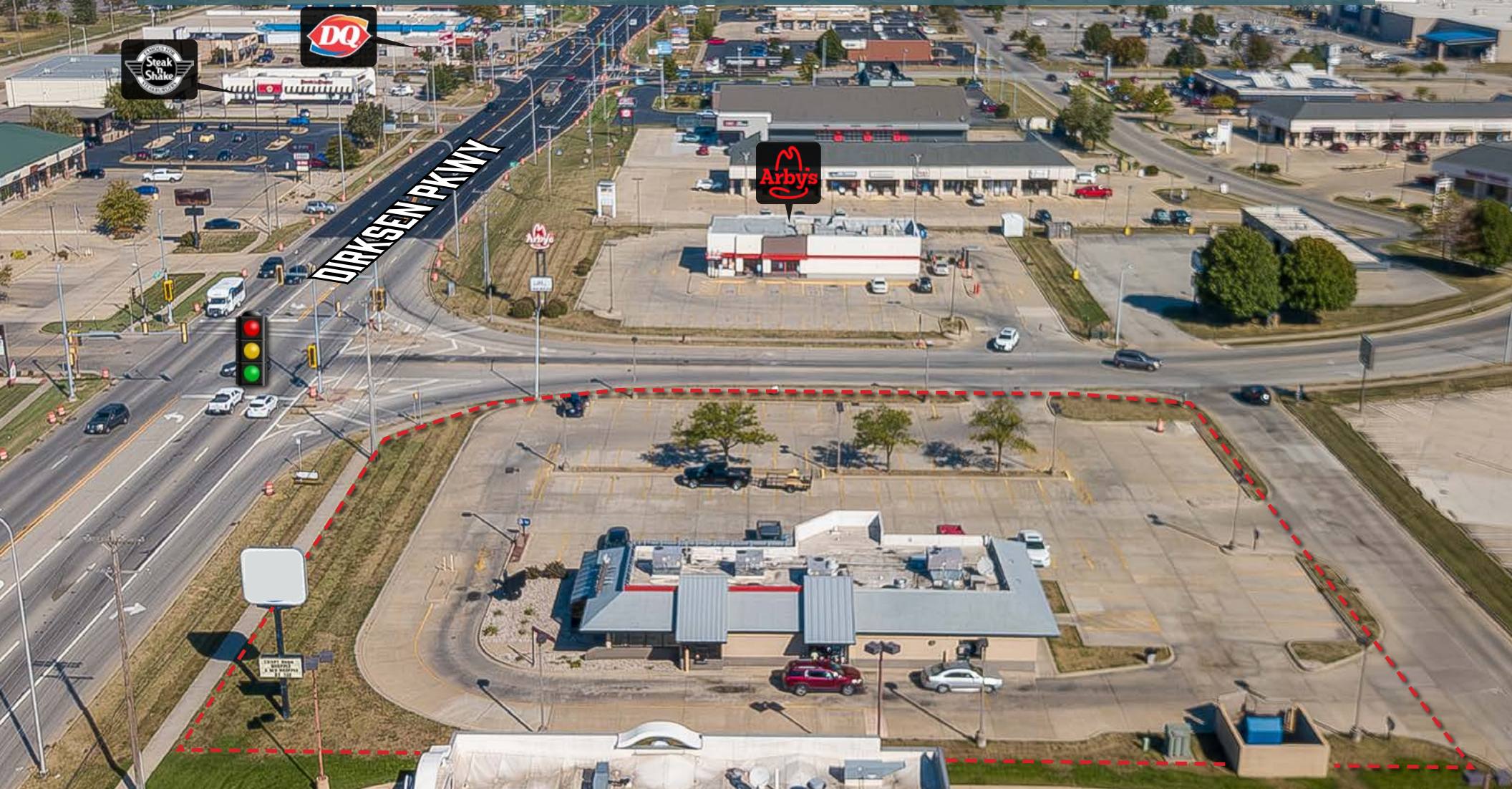


DRIVE-THRU RESTAURANT BUILDING ON STOPLIGHT CORNER NEAR WALMART & LOWE'S

3200 NORTHFIELD DRIVE // SPRINGFIELD, ILLINOIS

Walmart

LOWE'S



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 **CITADEL**
PROPERTY ADVISORS



FAST FACTS

BUILDING SIZE	+/- 4,100 SF
PARCEL SIZE	1.25 AC
PARKING	+/- 74 SPACES
PARCEL #	14130478009
R.E. TAXES	\$32,567.22
TRAFFIC COUNT	23,200 VPD
COUNTY	SANGAMON
ZONING	B-2 (GENERAL BUSINESS)

DEMOGRAPHICS

5-mile radius

78,691
POPULATION

\$78,619
HOUSEHOLD INCOME

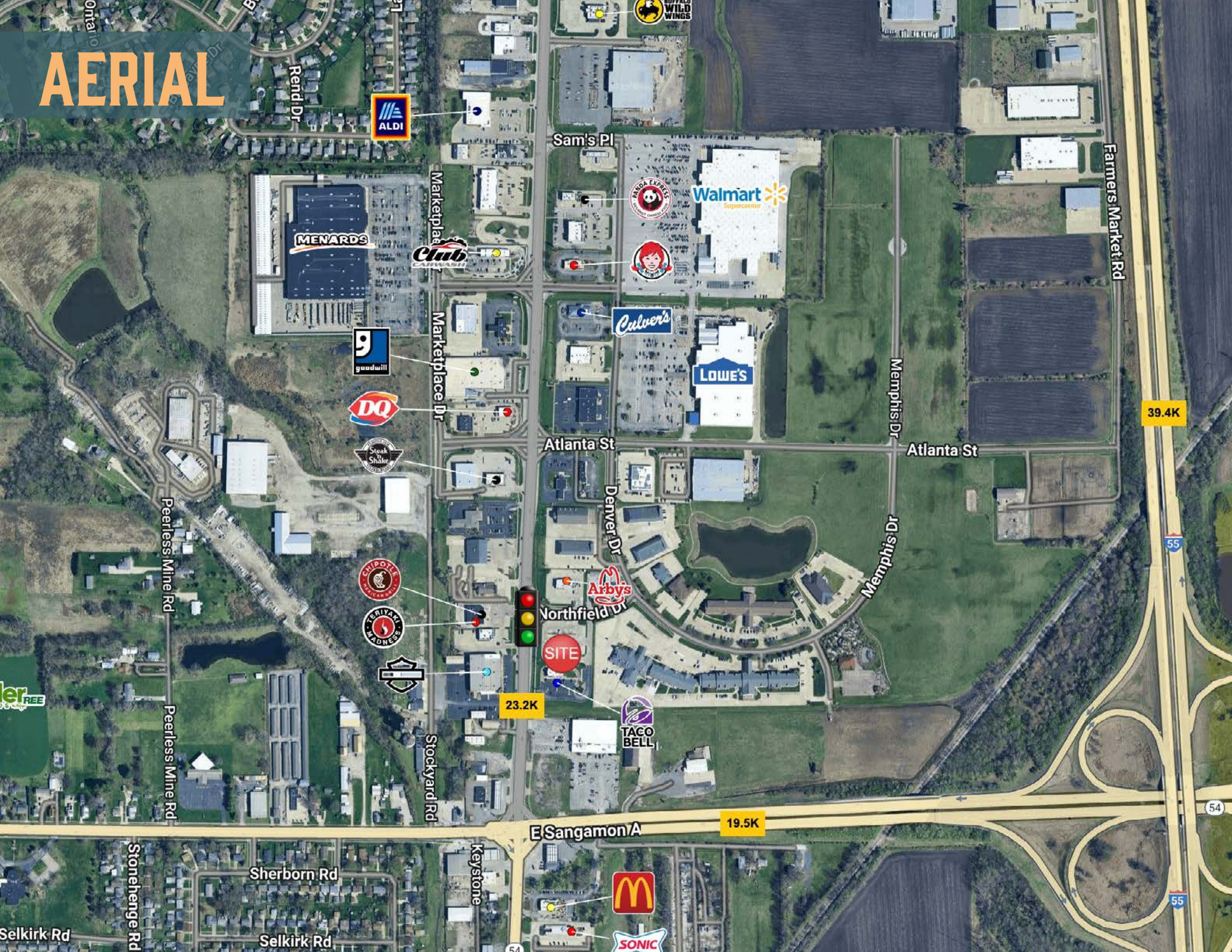
49,566
EMPLOYEES

HIGHLIGHTS

- 4,100 SF drive-thru restaurant building in move-in-ready condition
- Situated on a large, 1.25 acre hard corner site fronting Dirksen Parkway (23,200 VPD)
- Stoplight corner property with parking for 74 vehicles
- Well-anchored retail corridor with Walmart, Lowe's, Menards, Aldi, and several quick-service restaurants
- Huge pole sign on the frontage
- Easy accessibility to a full-interchange with Interstate 55 at Sangamon Avenue
- Strong QSR performance nearby according to Placer.ai



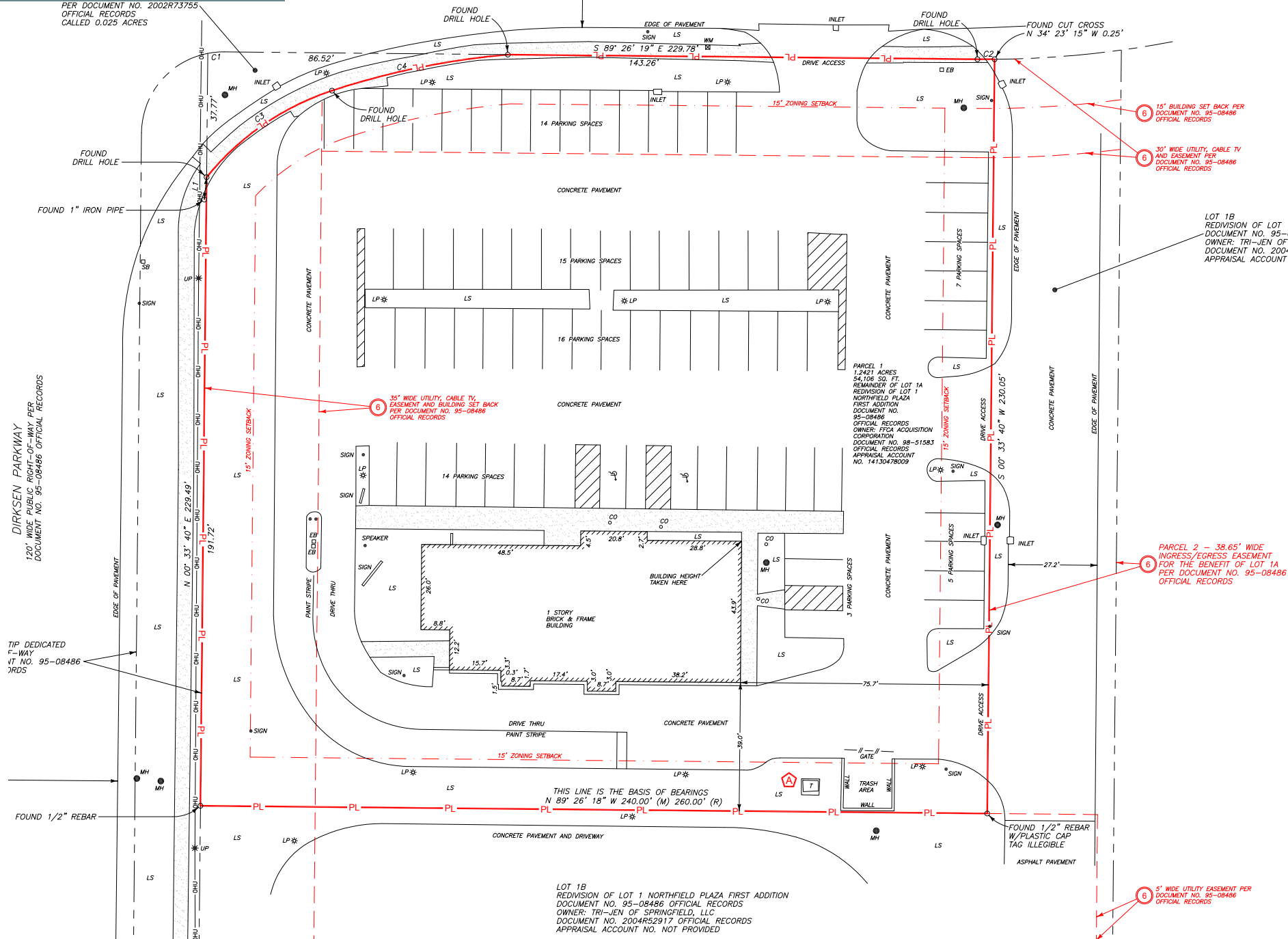
AERIAL



EXCEPTING THEREFROM TRACT TO
THE PEOPLE OF THE STATE OF ILLINOIS
PER DOCUMENT NO. 2002R73755
OFFICIAL RECORDS
CALLED 0.025 ACRES

NO PRIVATE DRIVEWAY ENTRANCE ALLOWED
PER DOCUMENT NO. 95-08486 OFFICIAL RECORDS

NORTHFIELD DRIVE
60' WIDE RIGHT-OF-WAY AS SHOWN ON
DOCUMENT NO. 95-08486 OFFICIAL RECORDS





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