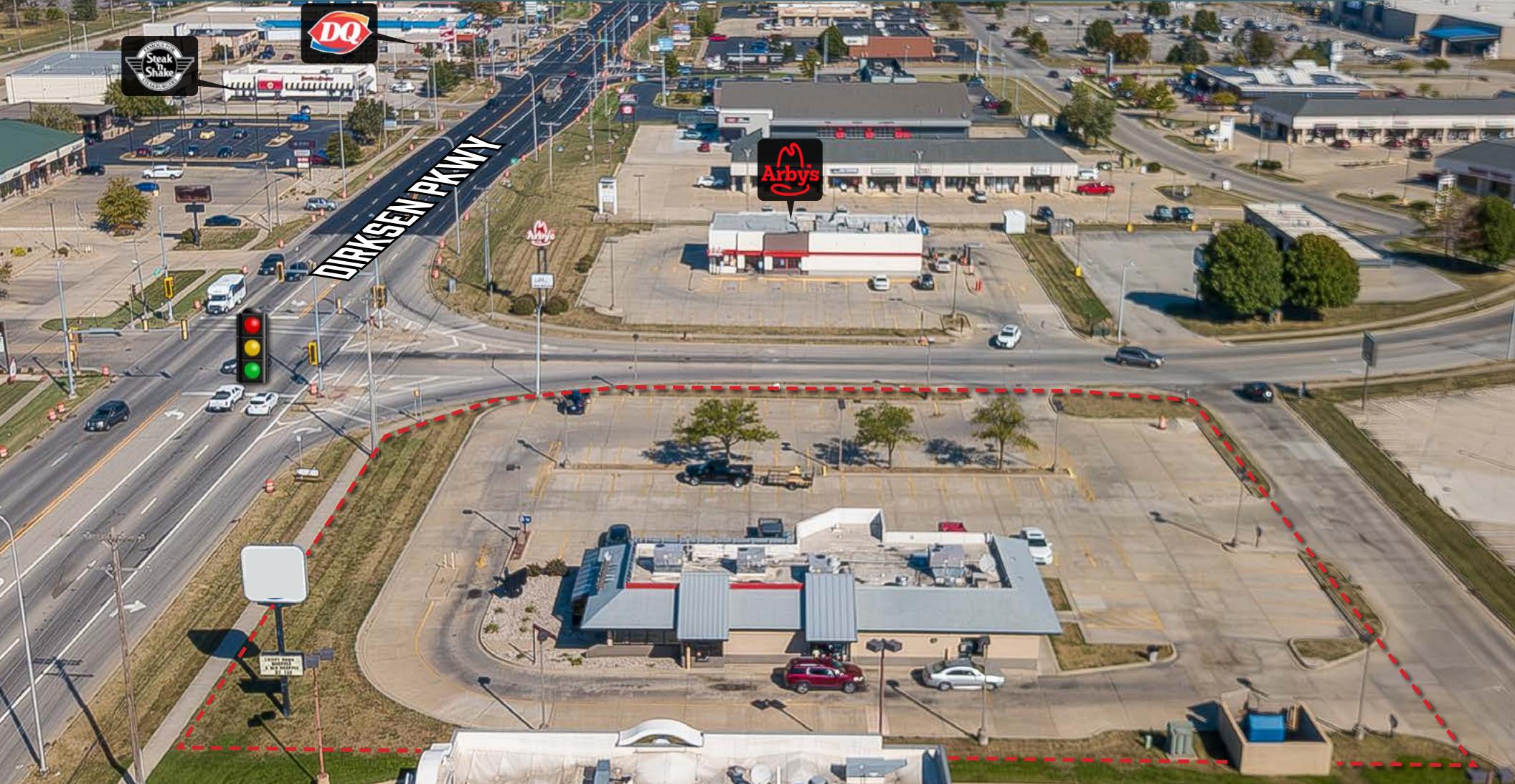


DRIVE-THRU RESTAURANT BUILDING ON STOPLIGHT CORNER NEAR WALMART & LOWE'S

3200 NORTHFIELD DRIVE // SPRINGFIELD, ILLINOIS



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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

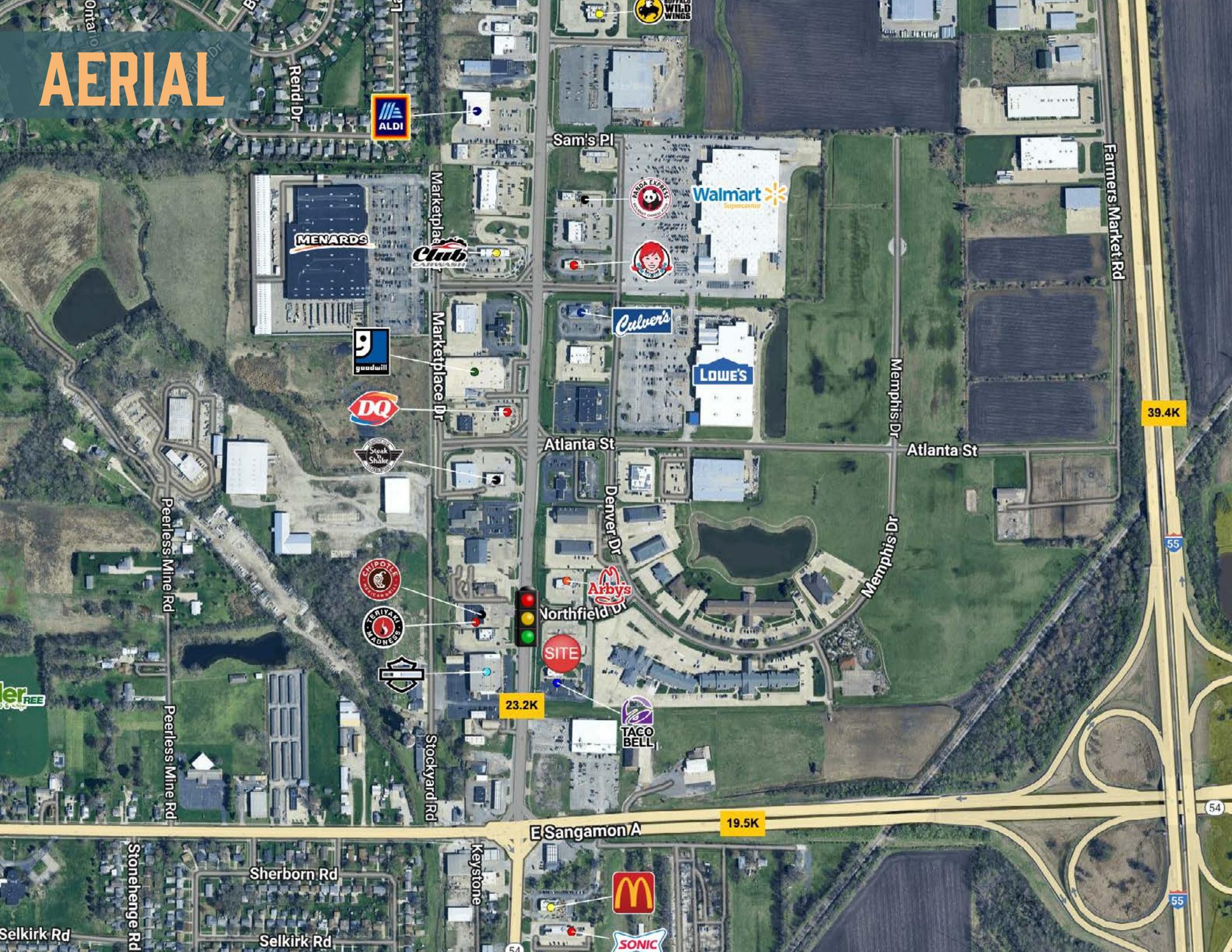
EMPLOYEES

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





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