

3201 W. ILES AVE.

3201 W. ILES AVE., SPRINGFIELD, IL 62711

PROPERTY SUMMARY

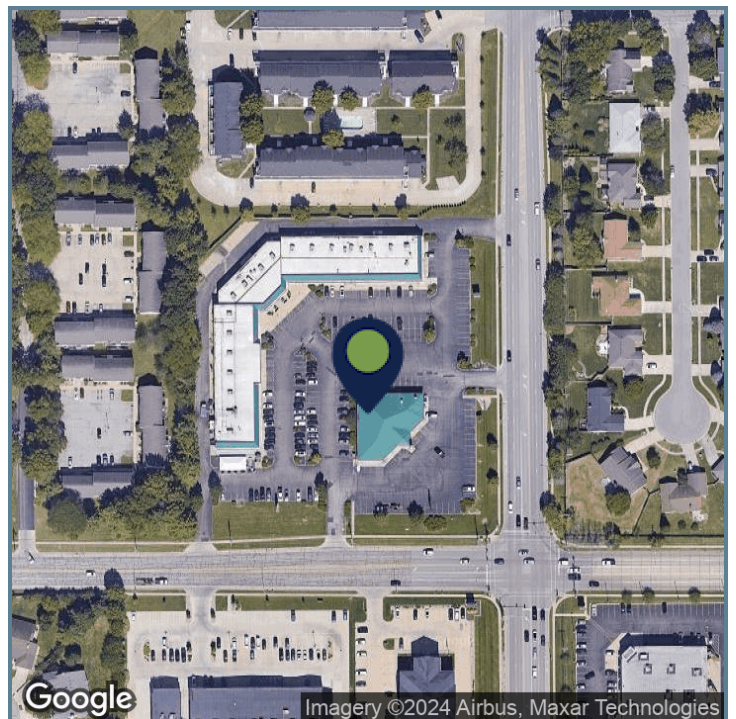


PROPERTY DESCRIPTION

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



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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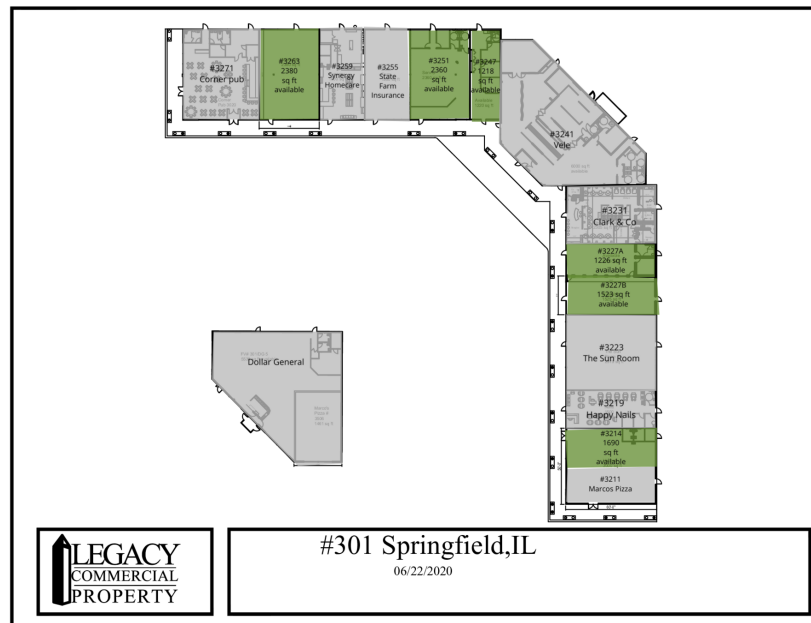
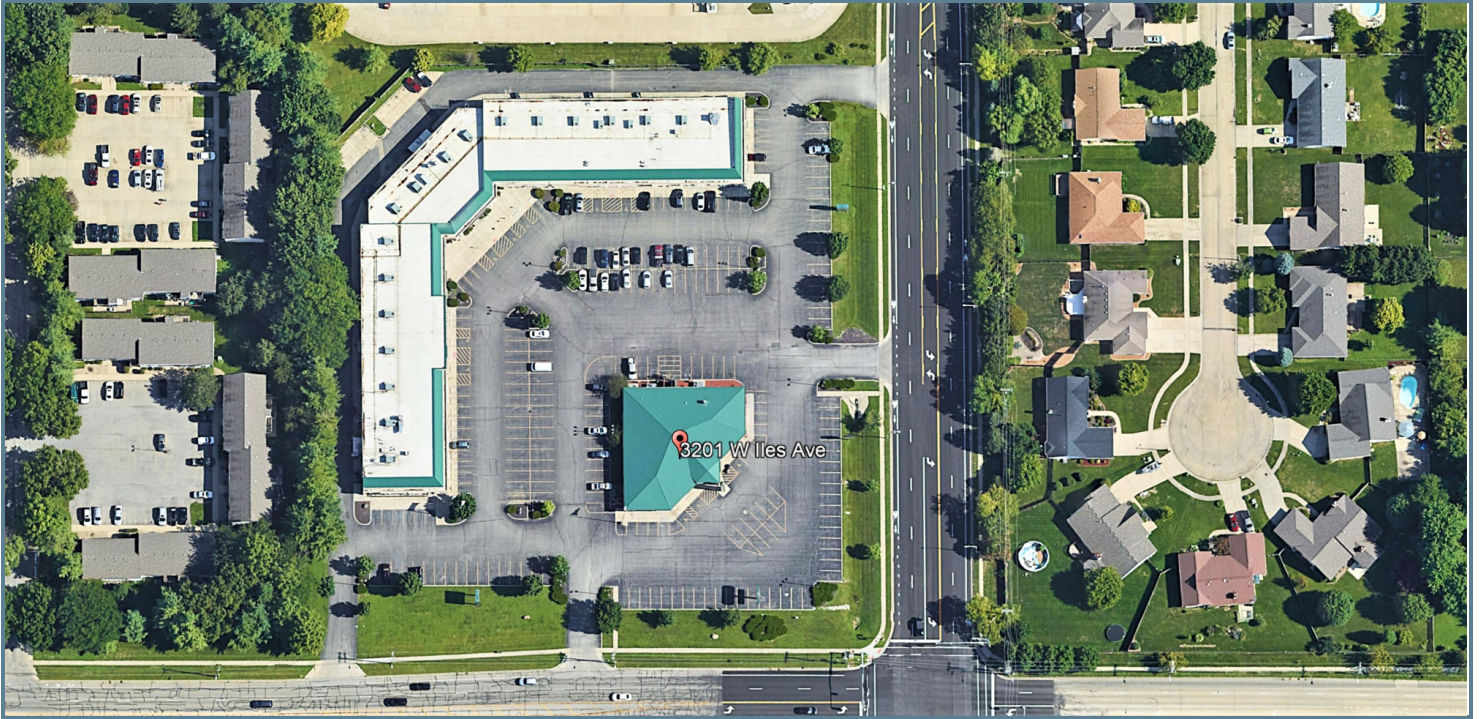
LEGACY
COMMERCIAL PROPERTY

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

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SITE PLANS



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RETAILER MAP



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RENT ROLL

SUITE	TENANT NAME	SIZE SF
OUTLT	Dollar General	7,048 SF
3271	Corner Pub	3,000 SF
3263	Vacant	2,380 SF
3259	Synergy Home	1,800 SF
3255	State Farm Insurance	1,800 SF
3251	Vacant	2,360 SF
3247	Vacant	1,218 SF
3241	Vele	6,000 SF
3231	Clark & Co	2,305 SF
3227A	Vacant	1,266 SF
3227B	Vacant	1,523 SF
3223	The Sun Room	2,975 SF
3219	Happy Nails	1,500 SF
3214	Vacant	1,690 SF
3211	Marcos	1,307 SF
TOTALS		38,172 SF
AVERAGES		2,545 SF

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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



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.

