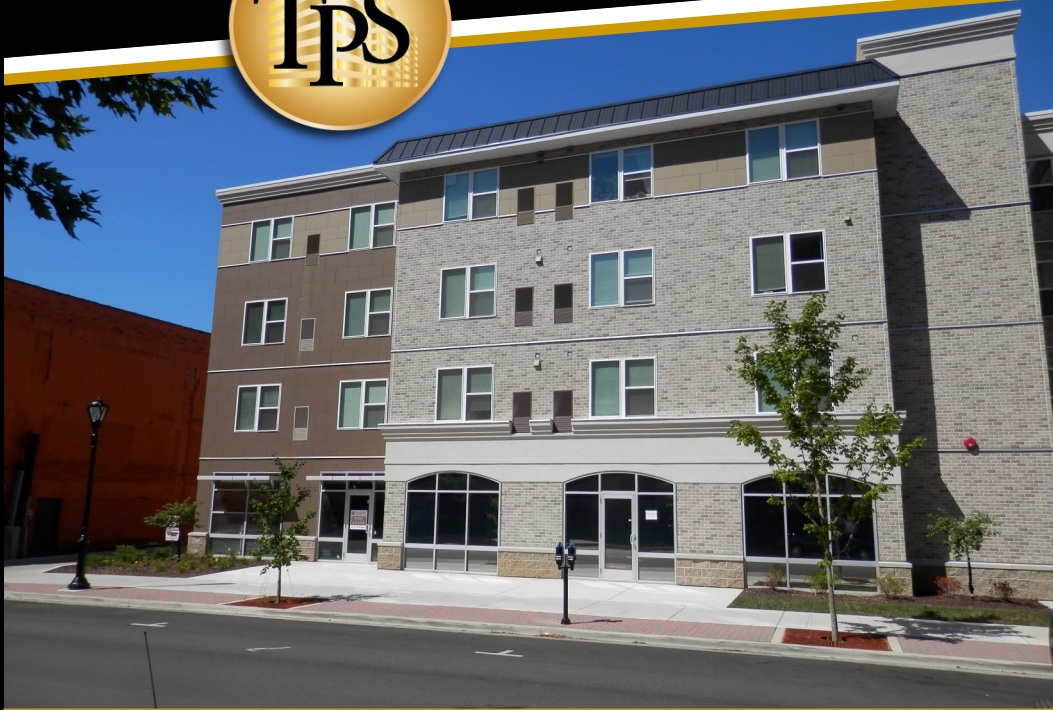


# Property Available For Lease

## 251 & 261 N 4th Springfield, IL



**Lease Price:** \$12.00/sq. ft. gross plus utilities

**Total Building:** +/- 55,640 sq. ft.

**Zoning:** S-3 (City of Springfield)

**Available Sq Ft:** +/- 2,750 sq. ft. (261 N 4th)

**Parking:** On Street &  
Limited On-site (during certain hours)

+/- 1,560 sq. ft. (251 N 4th)

### “Imagine the Possibilities”

Downtown Springfield, Illinois is on the move and your business can be in the center of the activity. The Villas Downtown offer street front business locations positioned between the central business district and the Mid-Illinois Medical District with lots of potential. Zoning allows for a wide variety of uses; restaurant, retail, office, and many more possible uses. This unit is located in a new mixed-use development containing over 75 residential apartments. Get in on the ground floor, literally, of the great things happening in Springfield.

Call Todd to schedule a tour today! 217-441-8000

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.

**Contact:** Todd P Smith  
**Phone:** 217.441.8000  
**Email:** todd@tpsmithre.com  
**Website:** www.TPSmithRE.com



**TODD P. SMITH**  
COMMERCIAL REAL ESTATE

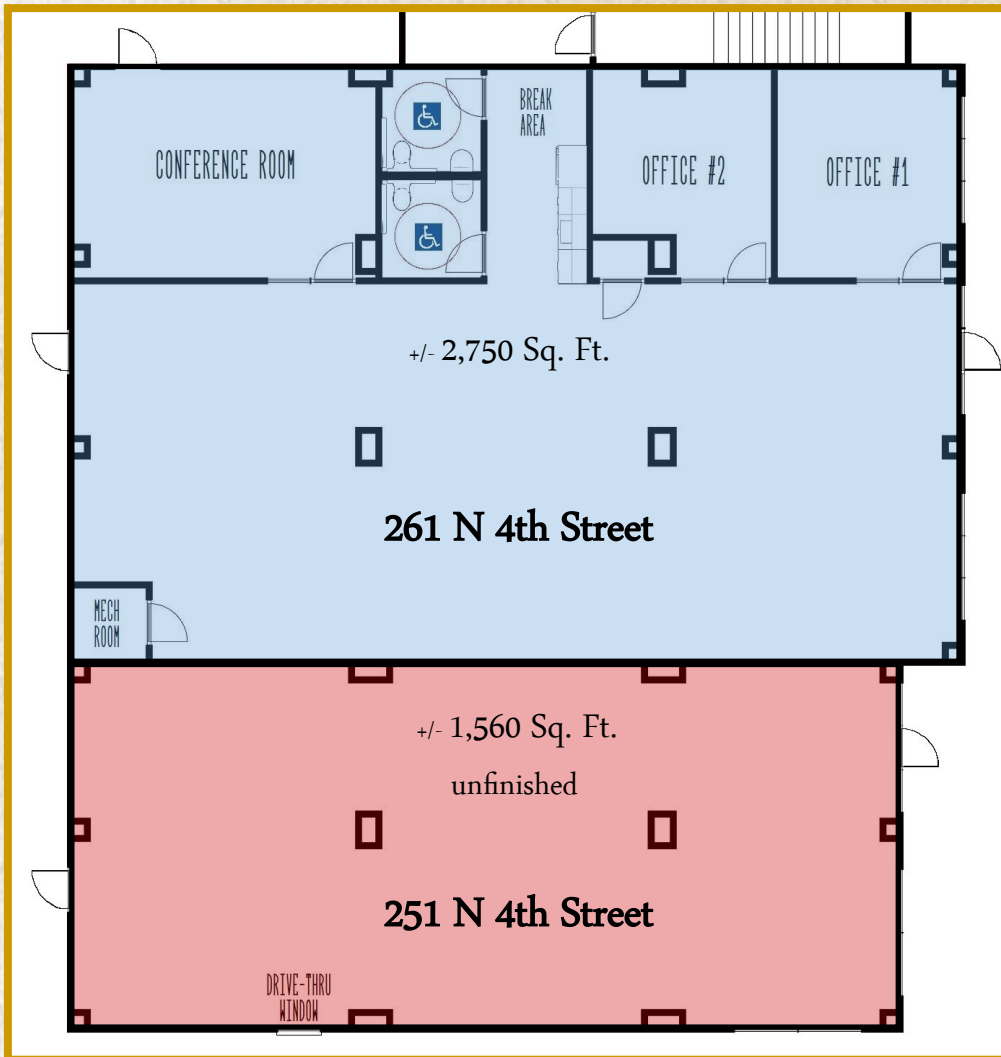
Todd P Smith, Designated Managing Broker



# Property Available for Lease

## 251 N 4th & 261 N 4th

### Floor Plan



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