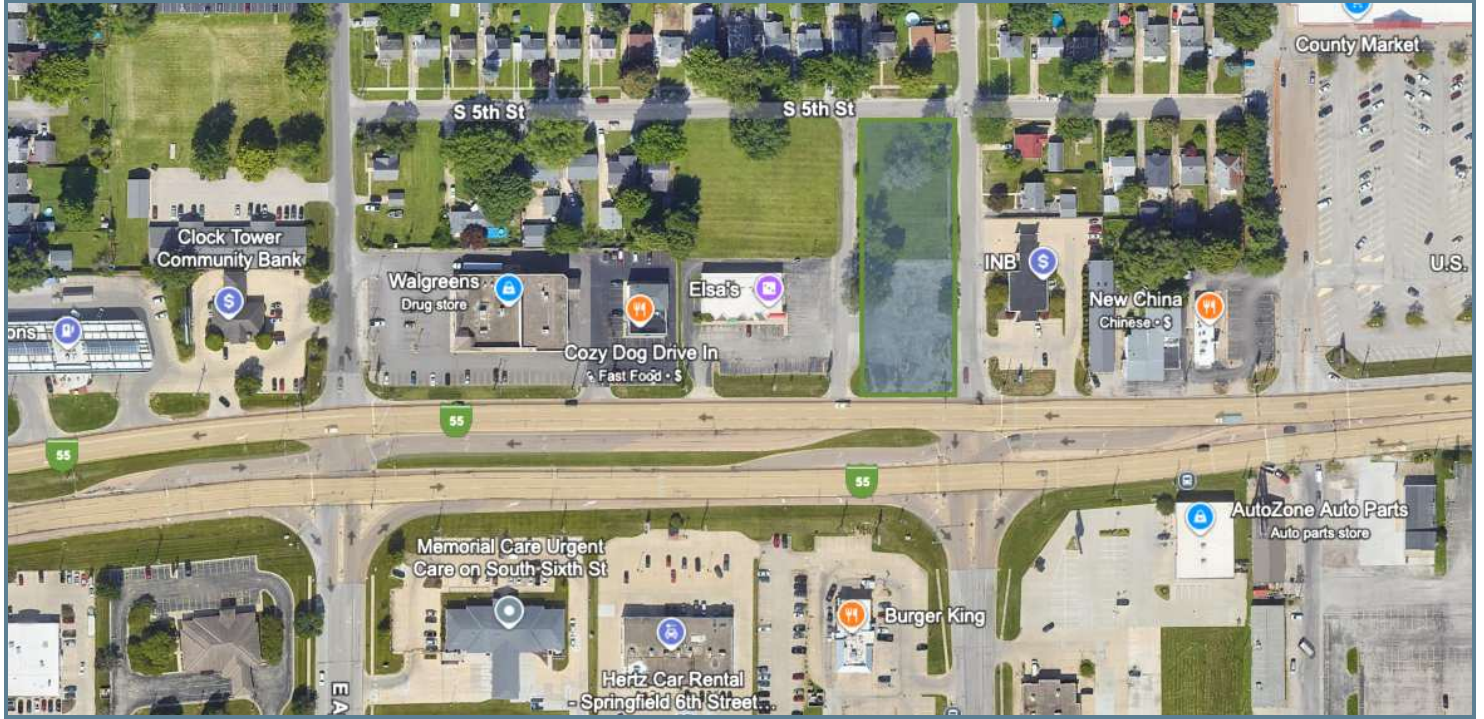


2905 S 6TH ST

2905 S 6TH ST, SPRINGFIELD, IL 62703

PROPERTY SUMMARY



LOCATION DESCRIPTION

In Springfield, the area around 2905 S 6th St, IL, 62703, offers a mix of attractions and conveniences for professionals. Southwind Park nearby provides a scenic escape with walking paths and recreational facilities. For dining and entertainment, South MacArthur Boulevard boasts a variety of restaurants, cafes, and shops, contributing to the vibrant local culture. Additionally, the property's location near major roads ensures easy accessibility for employees and visitors. With a balanced blend of amenities and accessibility, this location provides a compelling opportunity for office tenants seeking an engaging and well-connected environment.

PROPERTY HIGHLIGHTS

- Prime build-to-suit or ground lease opportunity
- Customizable lot for tailored business needs
- High visibility in a strategic location
- Versatile land ready for development

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	0.9 Acres
Lot Size:	0.9 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,463	26,940	54,163
Total Population	7,323	59,146	119,845
Average HH Income	\$66,467	\$76,141	\$87,666

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



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COMMERCIAL PROPERTY

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

2905 S 6TH ST

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ADDITIONAL PHOTOS



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RETAILER MAP



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209 Powell Place

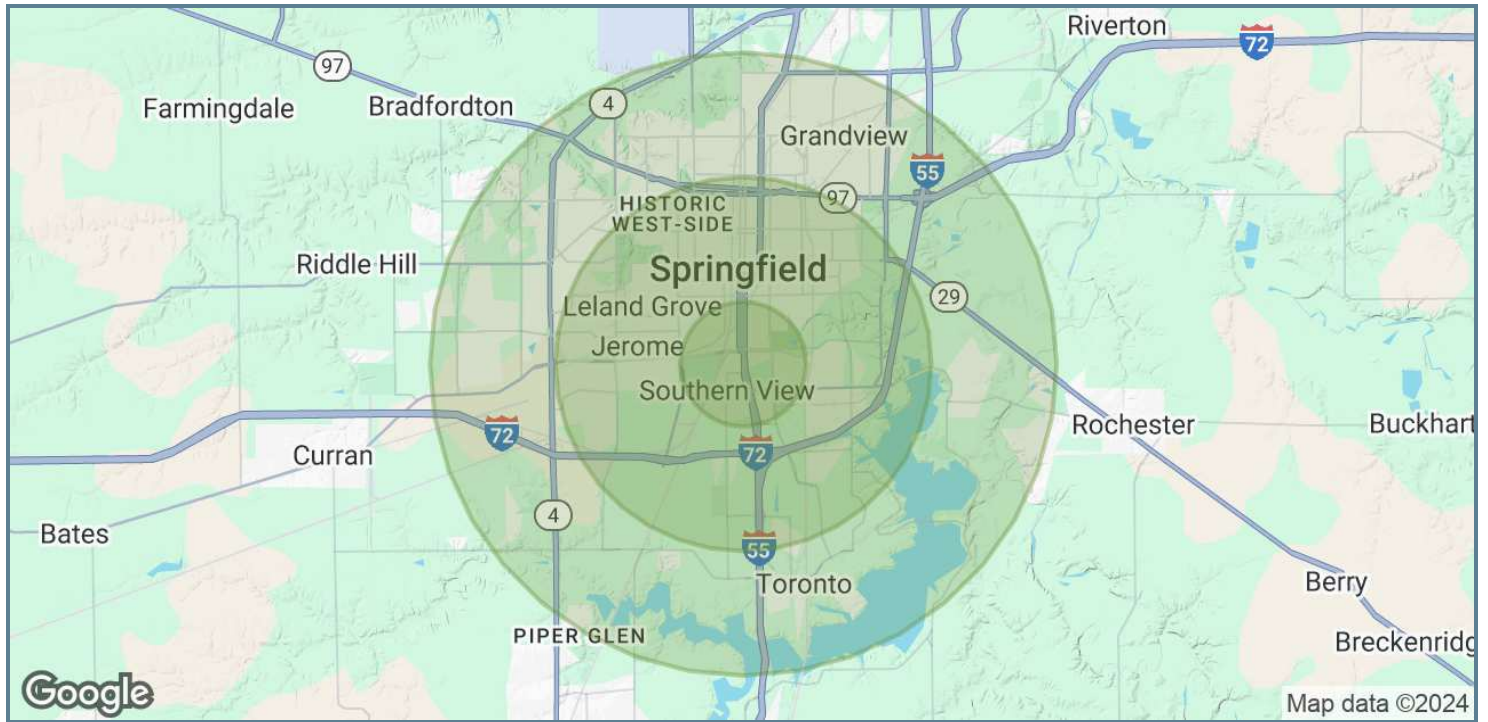
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2905 S 6TH ST

2905 S 6TH ST, SPRINGFIELD, IL 62703

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,323	59,146	119,845
Average Age	40	40	42
Average Age (Male)	39	39	40
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,463	26,940	54,163
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$66,467	\$76,141	\$87,666
Average House Value	\$102,789	\$155,089	\$180,425

Demographics data derived from AlphaMap

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