

# Property Available For Sale or Lease

## 1200 N 8th St., Springfield, IL



**Sale Price:** \$650,000

**Lease Price:** \$6.50/Sq. Ft. NNN

**Zoning:** B-1 (City of Springfield, IL)

**Parking Lot:** 50+

**Building Size:** +/- 15,376 SF (Sangamon County Assessor)

**Frontage:** 225'+ (North Grand Ave.)

**Traffic:** 11,200 ADT (North Grand Ave)

### Flexible building at a strong corner location!

This is your opportunity to capitalize on the promising future & great things happening in the area of 9th St & North Grand Ave. in Springfield, IL. Located near the intersection of these two arterial roadways, this property features several points of ingress/egress, a spacious building, large parking lot, & small fenced outdoor yard area. The location has nice street frontage and signage and would be perfect for showcasing your products and attracting customers. With a total area of +/-15,376 square feet, this property has plenty of room for your business to grow & expand. Don't miss this opportunity to own or lease this prime commercial property in a thriving area.

Contact us today to schedule a viewing!

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.

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**TODD P. SMITH**  
COMMERCIAL REAL ESTATE

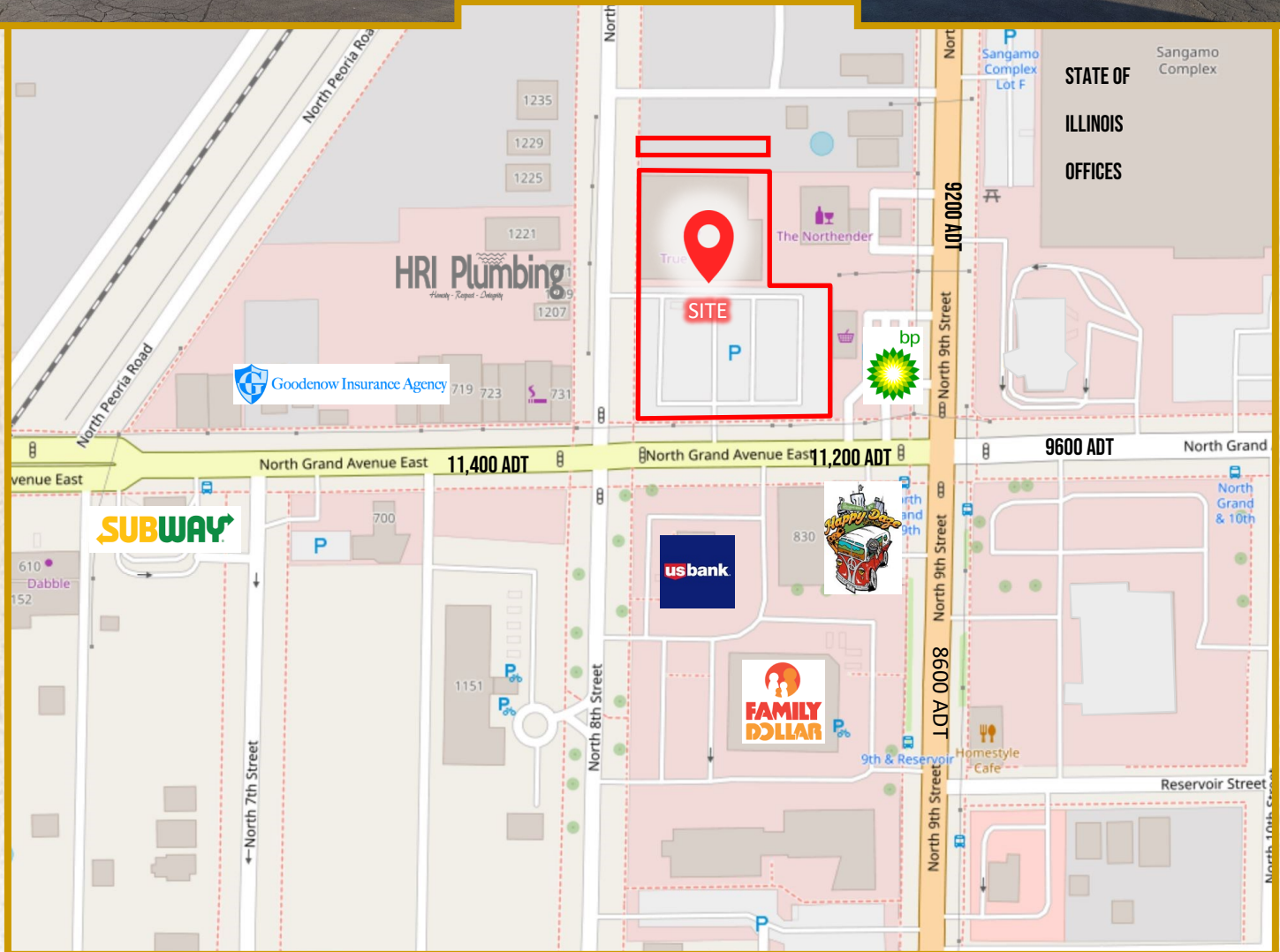
Todd P Smith, Designated Managing Broker

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### Property Parcels:

14-22-452-048  
14-22-452-049  
14-22-452-042  
14-22-452-014



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