



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## VACANT LOTS FOR SALE

Sale Price: \$150,000.00

**FOR SALE**



## 2334 S. Grand Ave East

Springfield, IL 62703

1.18 AC

SALE

LAND

### SALE PRICE

\$150,000.00

### LOT SIZE - AC

1.18 AC

### TAX PINS

22-02.0-127-017, 016, 015,  
014, 013, 012 011, 010

### TAX COUNTY

Sangamon

### LOT SIZE - SF

51,576 SF

### PROPERTY TYPE

Land

### ZONING

R-2

### R.E.

\$1,459.04

### PROPERTY DESCRIPTION

1.2 acres available for development. High visibility with 12,200 vehicles passing per day. Zoned R-2 in an area with several neighbors with commercial zoning classifications. 8 parcels totaling 381 feet of South Grand frontage. Multiple existing entrances.

### AREA DESCRIPTION

Located 2 blocks or less from Advance Auto Parts, Dollar General, O'Reilly Auto Parts and Popeye's. Minutes from I-55/I-72.

### Traffic Counts

S. Grand Avenue E. = 12,200 AADT

S. Pope Avenue = 2,600 AADT



**DENISE BEAN-MATHIS**

217-377-1944

[tmathis@cbcdr.com](mailto:tmathis@cbcdr.com)

[cbcdr.com](http://cbcdr.com)



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201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

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## AERIAL



Demographics	1 Mile	3 Mile	5 Mile
Population	8,885	66,430	115,768
# of Households	3,212	28,726	50,710
Average Age	35.8	39.0	40.4
Average HH Income	\$39,795	\$59,049	\$70,920



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