



**FOR LEASE**



## 3351 S 6<sup>th</sup> Street,

Springfield, IL 62703

**OFFICE**

**RETAIL**

### LEASE PRICE

\$12.00 / SF

### LEASE TYPE

Modified Gross

### BUILDING SIZE

13,304 SF

### ZONING

C-1

### AVAILABLE SF

**Suite 1:** 1,740 SF

**Suite 3:** 1,500 SF

**Suite 6:** 1,260 SF

**Suite 7:** 600 SF

**Suite 8:** 1,500 SF

## PROPERTY DESCRIPTION

Several spaces for lease in Route 66 Village Mall. Major renovation to property was completed in 2017, featuring all new facade, windows, lighting, and painting. Layout is more open for retail visibility. Plenty of on-site parking. NOTE: Southern View handles all things pertaining to zoning, permits, uses, etc.

**Suite 1:** 1,740 SF available for lease. Space comes with several rooms of various size and 2 restrooms.

**Suite 3:** 1,500 SF available for lease. Space is southern end cap of south building. Layout is wide open with 2 restrooms.

**Suite 6:** 1,260 SF available for lease. It features a large reception area, 1 private office, 1 restroom, and a large shop area with double-door access.

**Suite 7:** 600 SF available for lease. Space is northern end cap of south building. Layout is mostly open. Shared bathroom access with adjacent tenant.

**Suite 8:** 1,500 SF available for lease. Space comes with 2 open rooms, and 1 room for storage with an overhead door. Shared bathroom access with adjacent tenant.



**BLAKE PRYOR**

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DEVONSHIRE REALTY

# ROUTE 66 VILLAGE MALL FOR LEASE

\$12.00 / SF / Mod. Gross



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## AERIAL



## AREA DESCRIPTION

Site is located between I-55 and Stevenson Dr. Major retailers in the area include: Starbucks, Arby's, Dollar General, Pizza Hut, Jimmy John's, and many more.



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## SUITE 1



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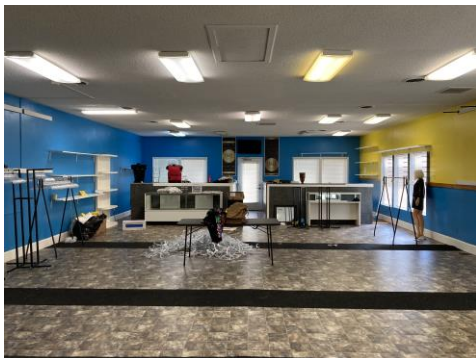
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## SUITE 3



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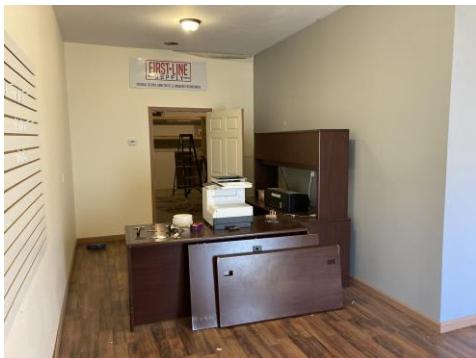
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## SUITE 6



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## SUITE 7



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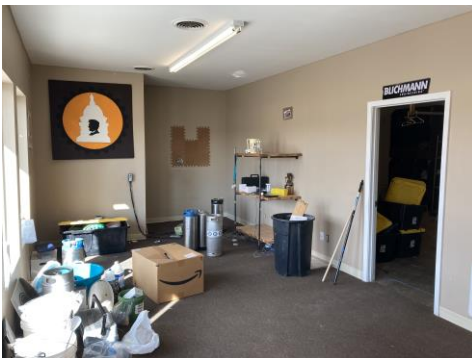
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## SUITE 8



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