

OFFICE
RETAIL

FOR LEASE

\$12.00 / SF / Mod. Gross

 **COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



3351 S 6th St., Springfield, IL

Property Information

AVAILABLE SF FOR LEASE

South Building:

Suite 1: 1,740 SF

Suite 8: 1,500 SF

North Building:

Suite 6: 1,260 SF

BUILDING SF

13,304

ZONING

C-1

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.

PROPERTY DESCRIPTION

Route 66 Village Mall has several space for lease. Major renovation to the property was completed in 2017, featuring an all new facade, windows, lighting, and painting. Layout is more open for retail visibility. Plenty of on-site parking. Co-tenants include Lucky Lindy's, Shirley's, Capital City Brewing, Paladin Property Management, Lucky Rabbit Tattoo, and Sela Rae's Beauty Lounge. Landlord MAY offer free rent if tenant requires extensive remodel and/or clean up, but will NOT spend any money improving a tenant's unit that is specific to his/her/their use.

Blake Pryor
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Aerial



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