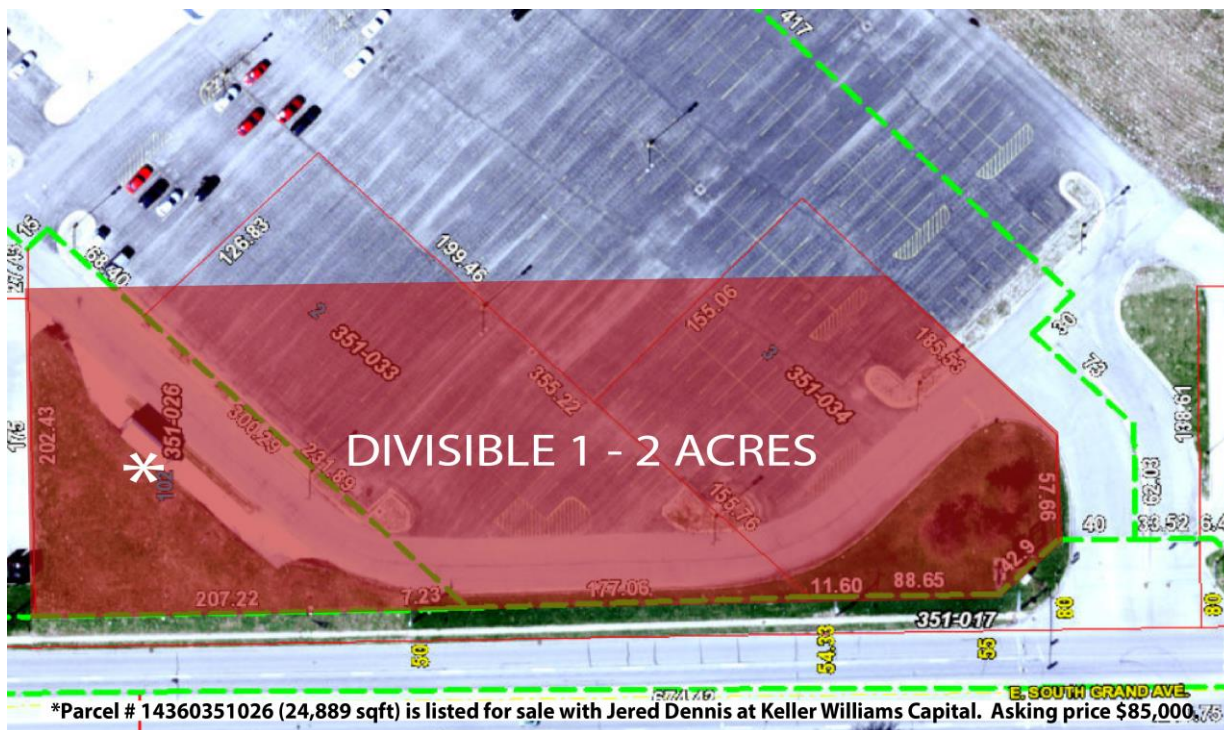




**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

2 OUT LOTS ON S. GRAND AVENUE E.

Sale Price: \$450,000



FOR SALE

South Grand Avenue E.

Springfield, IL 62703

1.58 AC

SALE

LAND

SALE PRICE

\$450,000

LOT SIZE

1.58 AC (Combined)

TAX PINS

14-36.0-351-033

*Parcel # 14-36.0-351-026 (24,889 sqft) is listed for sale with Jared Dennis at Keller Williams Capital. Asking price \$85,000.

AVAILABLE SPACE

69,041 SF (Combined)

ZONING

B1

TAX PIN PARCEL 2

14-36.0-351-034

PROPERTY DESCRIPTION

2 Out lots on South Grand Avenue E. located at a lighted intersection. Lots may be sold separately or combined.

Property owned by licensed Illinois real estate broker.

AREA DESCRIPTION

Nearby retail includes JC Penny, County Market, Dollar General, Super 8 by Wyndham, Red Roof, Burger King, Popeye's, and nearby gas station/convenience store.



DENISE BEAN-MATHIS

217-377-1944

tmathis@cbcdr.com

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**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

201 W Springfield Ave. 11th Floor
Champaign, IL 61820
217-547-6650

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FOR SALE

Aerial



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REALTY

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Sale Price: \$450,000

FOR SALE

Demographics

POPULATION	1-MILES	3-MILES	5-MILES
2010 Population (Census)	4,397	55,112	107,861
2022 Population	4,497	57,463	112,212
2027 Population (Projected)	4,387	54,776	107,225
HOUSEHOLDS	1-MILES	3-MILES	5-MILES
2022 Housing Units	1,884	26,158	51,723
2022 Households	1,637	23,269	46,866
2027 Households (Projected)	1,632	23,132	46,594
INCOME	1-MILES	3-MILES	5-MILES
2022 Median HH Income	28,874	45,246	54,112
2022 Avg. HH Income	39,214	56,816	66,936
2022 Per Capita Income	14,597	23,988	29,096



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