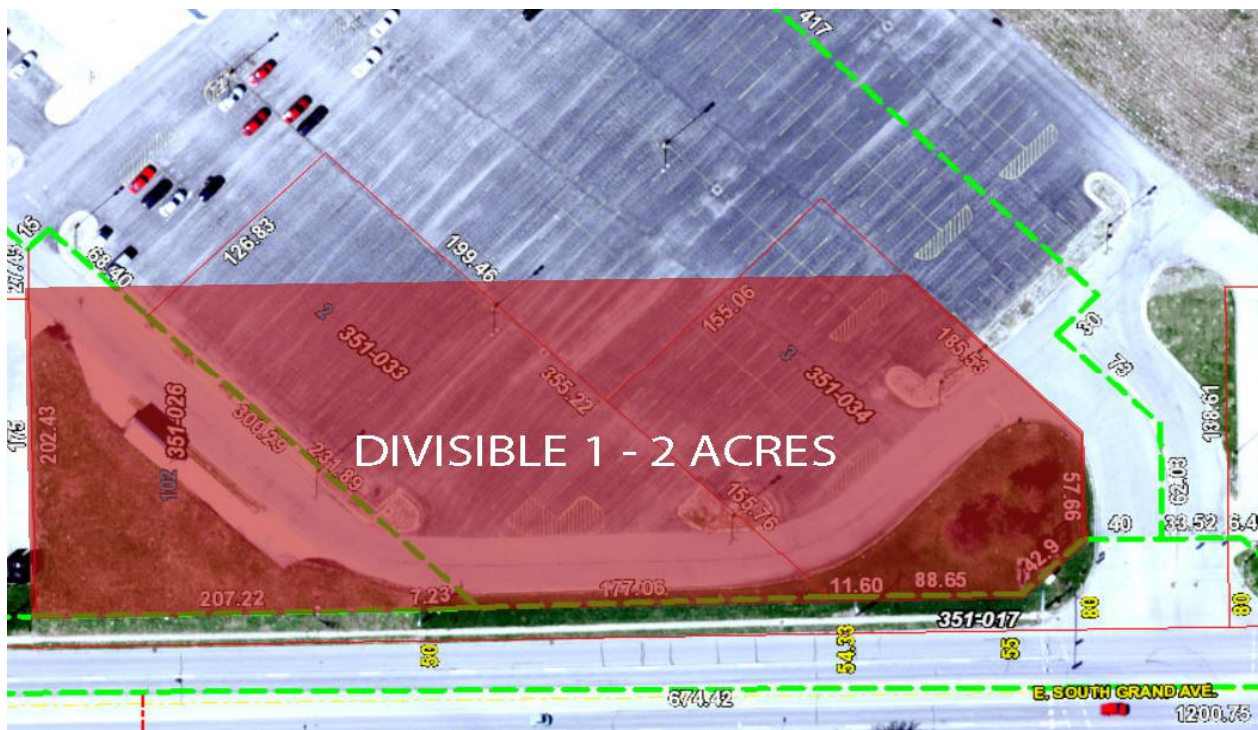




**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

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

AVAILABLE SPACE

69,041 SF (Combined)

LOT SIZE

1.58 AC (Combined)

ZONING

B1

TAX PIN PARCEL 1

14-36.0-351-033

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

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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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Aerial



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Demographics

POPULATION	1-MILES	3-MILES	5-MILES
2010 Population (Census)	4,648	57,675	112,639
2019 Population	4,650	57,844	112,838
2024 Population (Projected)	10,646	68,700	123,956
HOUSEHOLDS	1-MILES	3-MILES	5-MILES
2019 Housing Units	1,984	27,588	54,570
2019 Households	1,692	24,451	49,327
2024 Households (Projected)	1,670	24,063	48,970
INCOME	1-MILES	3-MILES	5-MILES
2019 Median HH Income	\$26,618	\$36,660	\$43,221
2019 Avg. HH Income	\$42,057	\$51,967	\$62,056
2019 Per Capita Income	\$15,358	\$22,280	\$26,361



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