



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

BUILD TO SUIT RETAIL OUT LOTS

Negotiable

FOR LEASE



South Grand Avenue E.

Springfield, IL 62703

1.58 AC

LEASE

LAND

LEASE PRICE

Negotiable

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

This property is 2 build to suit out lots on East S. Grand Ave. located at a lighted intersection.

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

cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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

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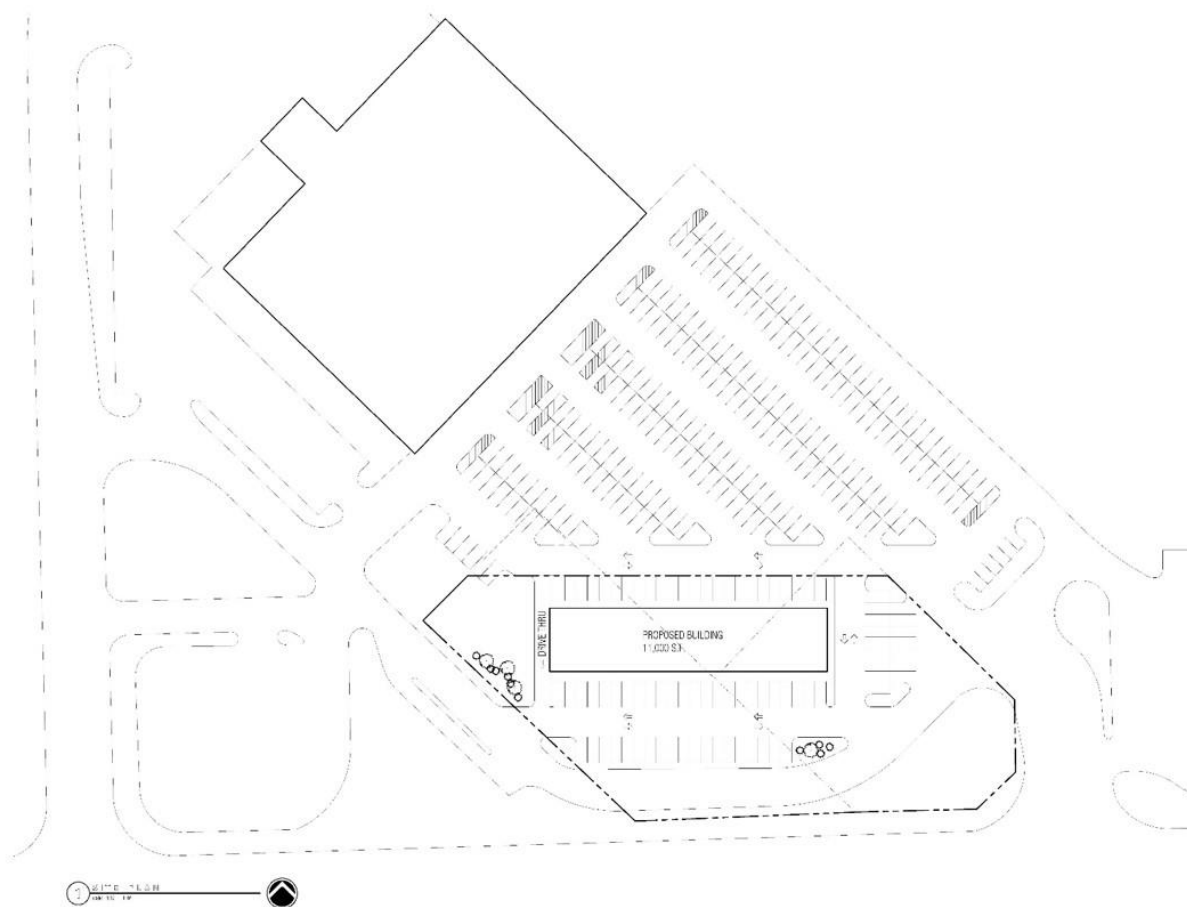
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SITE PLAN



11,000 SQ. FT.

PROPOSED BUILDING
11,000 SQ. FT.

DRIVE THRU

0 100 FT

PRELIMINARY NOT FOR CONSTRUCTION

ihpetty
and associates the architects
2501 Jackson St., Suite B
Springfield, Illinois 62704
tel: 217.787.7844 fax: 217.787.2855

Project: New Building
BARRY TAFT
East Springfield, IL

CONCEPT SITE PLAN

A0.1

PREPARED: 2014-05-7 MAP: 2000000



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AERIAL



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MODELS A & B



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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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