



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

2 OUT LOTS ON S. GRAND AVENUE E. 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

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

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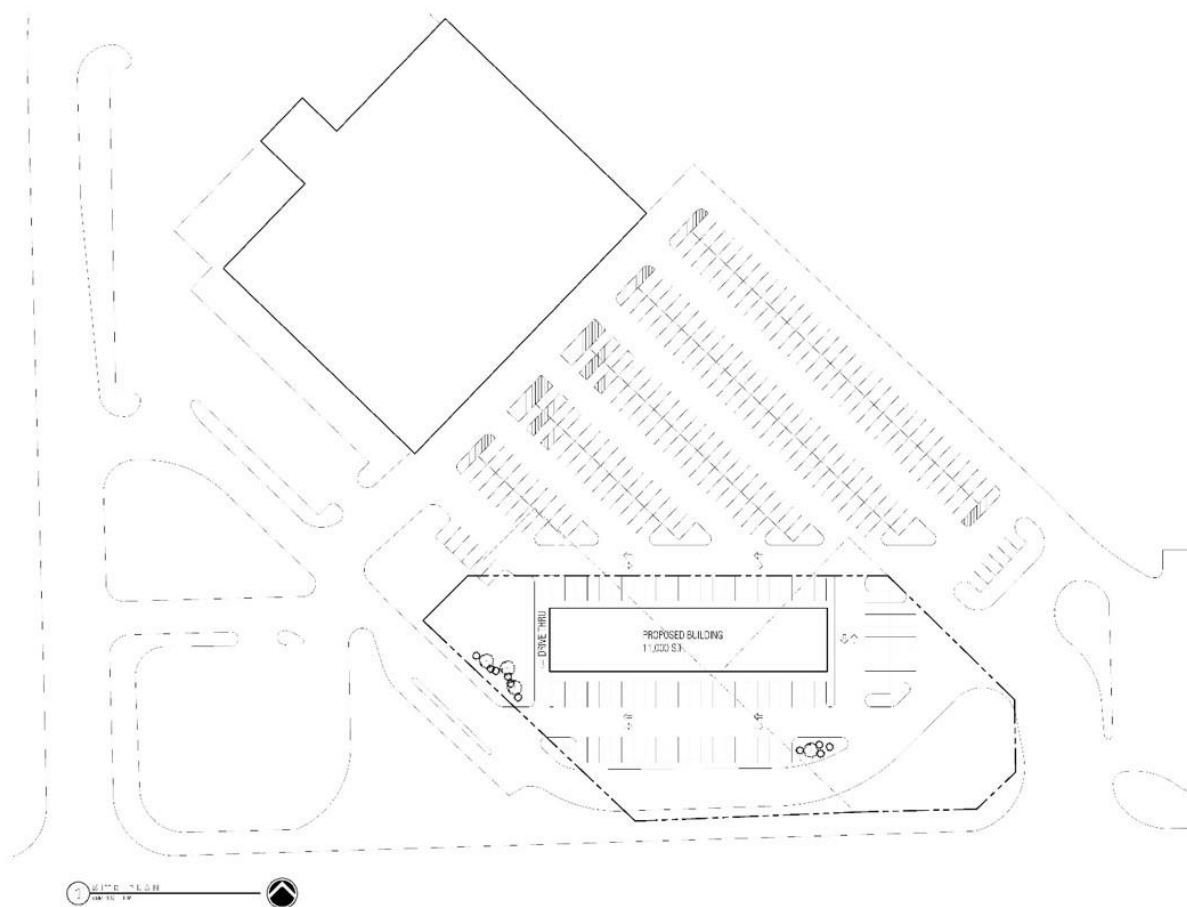
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SITE PLAN



11/15/2022

THIS PLAN IS A PRELIMINARY CONCEPT SITE PLAN FOR THE PROPOSED BUILDING. IT IS NOT A FINAL SITE PLAN AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN FOR INFORMATIONAL PURPOSES ONLY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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Springfield, Illinois 62704
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11/15/2022

Proposed New Building for
BARRY TAFT
East Springfield, Ill.
Springfield, IL

CONCEPT SITE PLAN

A0.1

PRELIMINARY NOT FOR CONSTRUCTION

PREPARED: 2021.14.05.7 MAP: 2020.02.2



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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)	4,648	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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