

LAND

FOR LEASE

Negotiable

**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



East South Grand Ave., Springfield, IL 62703

Property Information

AVAILABLE SF FOR SALE

69,041 SF

LOT SIZE

1.58 AC

TAX PIN

Parcel 1: 14-36.0-351-033

Parcel 2: 14-36.0-351-034

ZONING

B-1 Neighborhood Business

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.

PROPERTY DESCRIPTION

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



Denise Bean-Mathis
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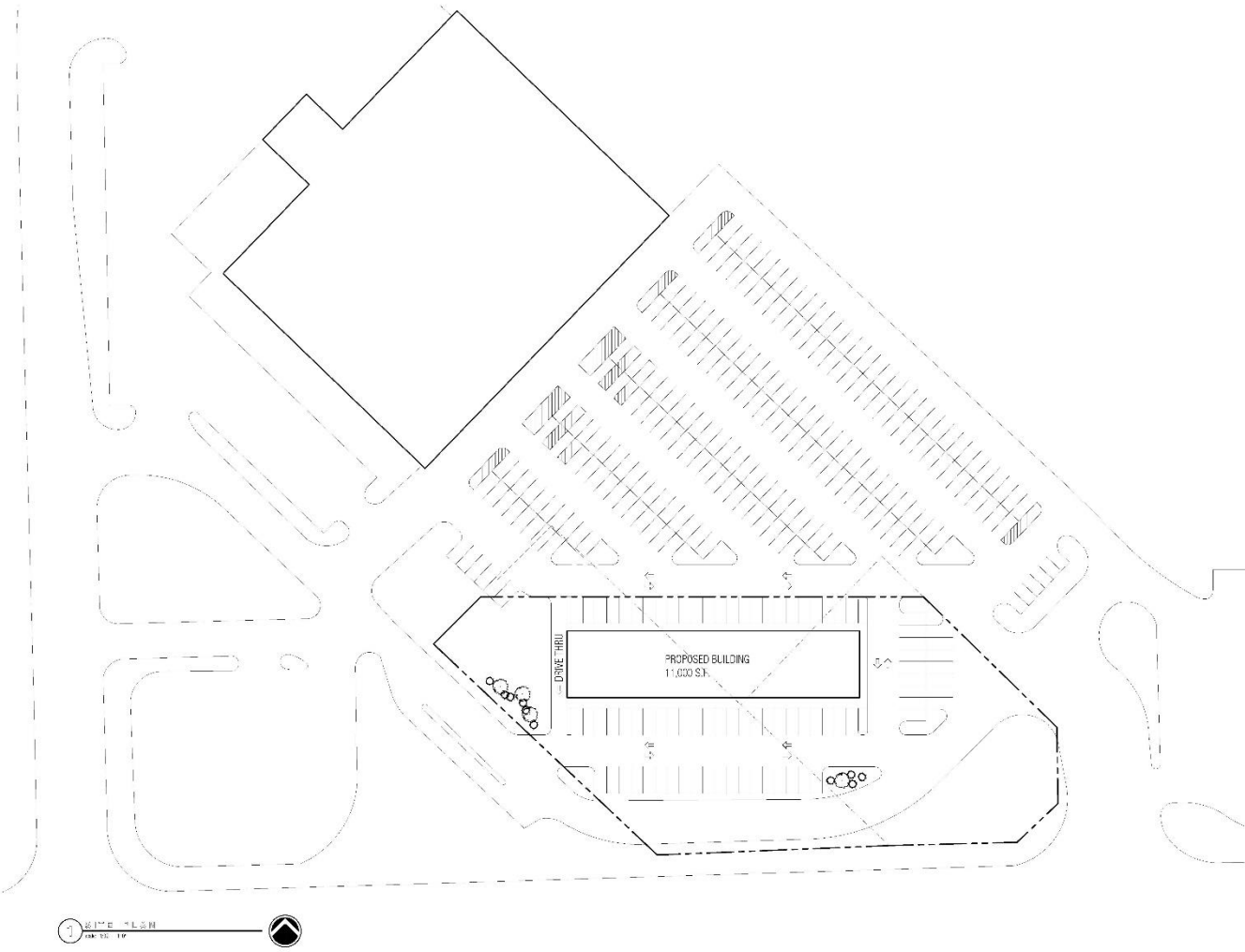


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217-547-6650

SITE PLAN



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| <p>JHopetty and associates Inc. architects</p> <p>2800 Carlson Road, Suite B Springfield, Illinois 62704 ph: 217.787.2944 fax: 217.787.2955</p> | | |
| <p>BY/DATE</p> <table border="1"> <tr> <td> </td> <td> </td> </tr> </table> | | |
| | | |
| <p>Proposed new Building for BARRY TAFT East St. Ignace, Ill. Springfield, IL</p> | | |
| <p>CONCEPT SITE PLAN</p> | | |
| <p>DATE/REVISED</p> <p>A0.1</p> | | |
| <p>PROJECT NO: 2014-057 DRAWING NO: A0.1</p> | | |

PRELIMINARY NOT FOR CONSTRUCTION



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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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