PARK SOUTH IN-LINE STOREFRONT

COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

3114-3128 S. 6th St
Springfield, IL 62703

AVAILABLE

3120 S. 6th St: 1,747 SF



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OVERVIEW

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY

PROPERTY OVERVIEW

Do not miss this exceptional leasing opportunity in the bustling and highly visible Park South Development! There is just one in-line storefront now available in this vibrant center, home to popular co-tenants such as Jimmy John's, AAA Insurance, World Finance, Sun Room Tanning, Gold Mine Gaming, and Wok 2 Bowl (under renovation).

3120 (1,747 SF) was previously used as a hair salon and the versatile space offers a mostly open floor plan, two restrooms, a private office, a storage area with washer/dryer hook-up, and endless potential for retail or service businesses.

Position your business for success in this dynamic multi-unit strip center, located on the bustling S. 6th St corridor with impressive traffic counts of 26,700 vehicles per day. This prime location offers unparalleled exposure and is minutes from key highways, including I-55 and I-72, ensuring seamless access for customers and consumers alike.

The property is surrounded by a diverse mix of national retailers, restaurants, and service providers, drawing significant foot and vehicle traffic to the area. Nearby attractions include a Walmart Supercenter, an Ollie's and O'Reilly Auto Parts-anchored shopping center, Starbucks, Taco Bell, U-Haul, DaVita Kidney Care, Hertz, Dunkin' and Walgreens.

PROPERTY INFORMATION

ADDRESS	**3120 S. 6th St, Springfield, IL 62703**
AVAILABLE SPACE	1,747 SF
LEASE PRICE	$16.50 / SF / NNN
NNN ESTIMATE	$7.88 / SF
ZONING	B-1, Highway Business Service District
PARKING	65 Spaces



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AERIAL

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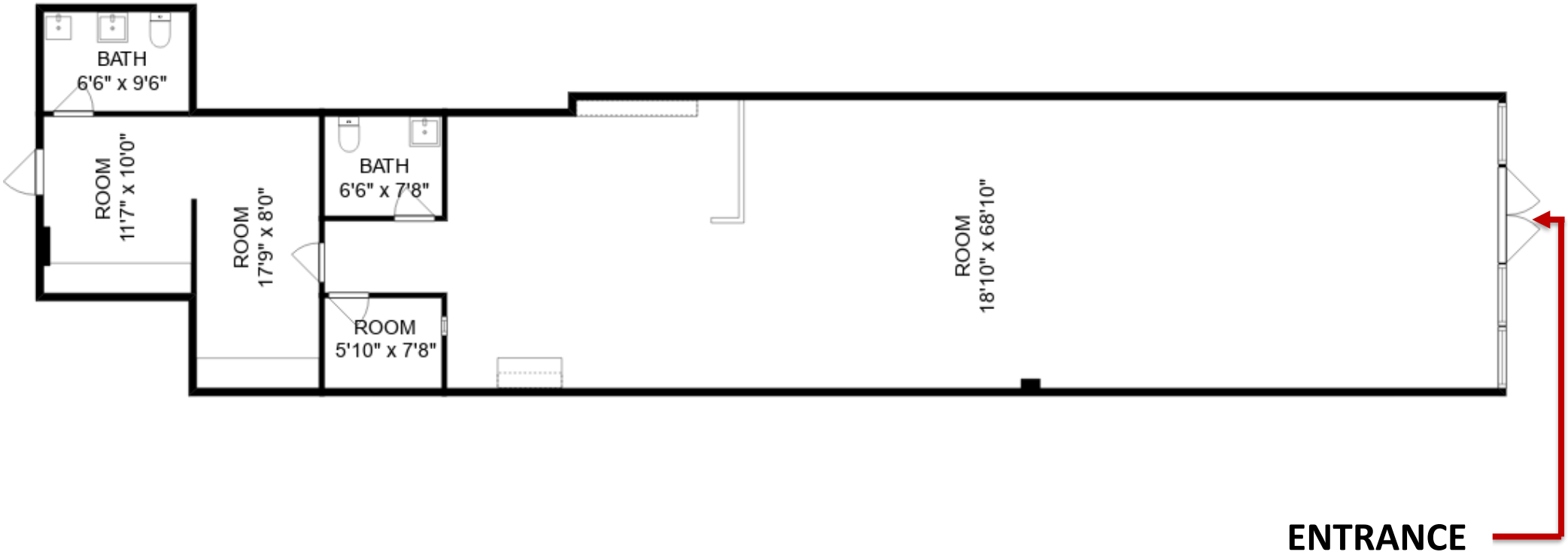
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FLOOR PLAN

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3120 S. 6th St – 1,747 SF

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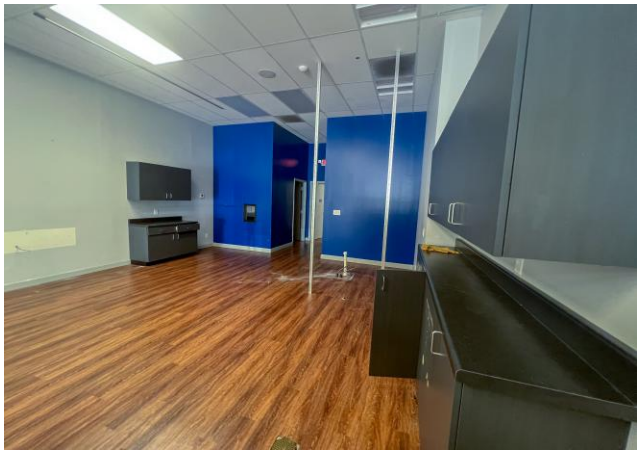
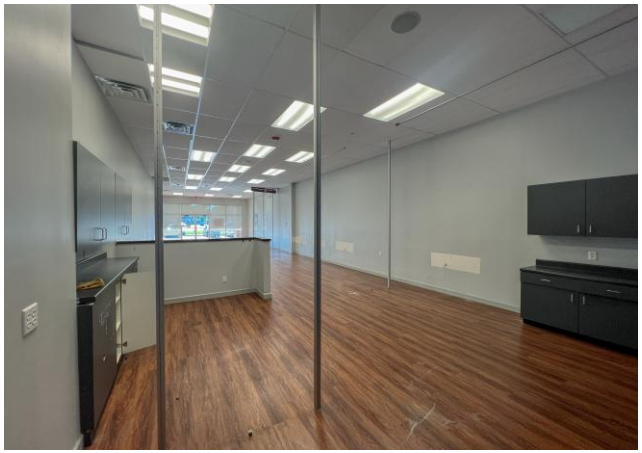


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INTERIOR PHOTOS

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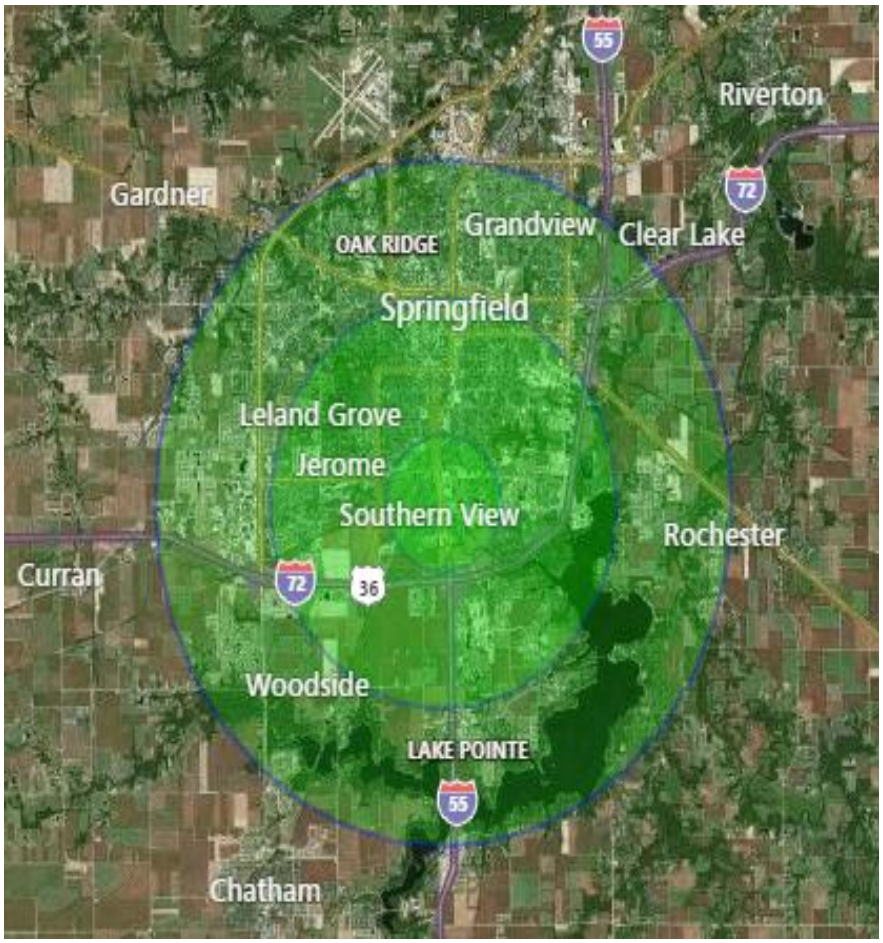
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DEMOGRAPHICS

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Courtesy of esri

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population (Census)	4,955	54,503	117,484
2026 Population	4,863	53,130	115,943
2031 Population (Projected)	4,829	52,574	115,032
HOUSEHOLDS	**1-MILE**	**3-MILE**	**5-MILE**
2026 Households	2,356	24,390	53,279
2031 Households (Projected)	2,355	24,387	53,468
INCOME	**1-MILE**	**3-MILE**	**5-MILE**
2026 Per Capita Income	$39,497	$40,911	$46,633
2026 Median Household Income	$65,344	$63,202	$70,068
2026 Average Household Income	$81,663	$88,462	$101,428
BUSINESS	**1-MILE**	**3-MILE**	**5-MILE**
2026 Total Businesses	351	3,219	6,020
2026 Employees	4,259	55,289	116,139



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PROPERTY HIGHLIGHTS

- 26,700 AADT along S. 6th St
- Great Visibility
- Near Several Retailers/Destinations
- Former Salon – Adaptable Layout
- Popular Co-Tenancy
- Near Interstate 55 & 72

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