



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Lake Victoria Development Corner Lot Location Freestanding Building & Detached Warehouse

SALE OR LEASE



2125 Adlai Stevenson Dr

Springfield, IL 62703

3,780 SF

OFFICE

RETAIL

SALE PRICE

\$299,000

LEASE PRICE

\$2,500/mo

AVAILABLE SPACE

3,780 SF

PARKING

15 Spaces

TAX PIN

22-11.0-327-010

ZONING

PUD, Convenience World

PROPERTY DESCRIPTION

Subject Property is a 2,580 SF office or retail building with a 1,200 SF detached warehouse located on a corner lot in the Lake Victoria Development. The office or retail building has an open showroom or sales floor, kitchenette, a private office, a private bathroom, and a repair area with shelving and racks in place. The detached warehouse is wide open with shelving and racks in place. Also, it has a double-door access and a separate HVAC system.

AREA DESCRIPTION

Subject Property has nearly 100' frontage on Stevenson Dr (17,300 AADT). It is less than one mile from S. Dirksen Pkwy (12,300 AADT) and Interstate 55/72 (52,400 AADT). The Lake Victoria Development features high density with several commercial (office, retail, hospitality, and convenience) and residential (multiple subdivisions, a retirement community, and several multi-family complexes) uses nearby.



BLAKE PRYOR

217.725.9518

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Springfield, IL
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AERIAL



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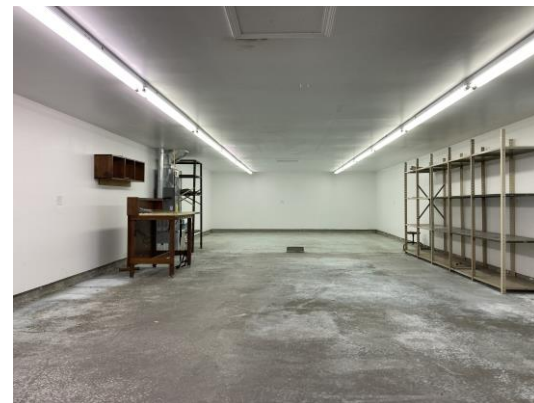


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PHOTOS



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