



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Flexible Office/Retail Opportunity at High-Visibility Medical District Corner

\$120,000 (\$35.59 psf)

FOR SALE



1200 N. 5th St
Springfield, IL 62702

3,372 SF

OFFICE

RETAIL

ASKING PRICE

\$120,000

BUILDING SIZE

3,372 SF

LOT SIZE

0.19 AC

ZONING

S-3, Central Shopping District

PARKING

12 Spaces

RE TAXES

\$3,297.10

PROPERTY DESCRIPTION

Freestanding office/retail building located on a corner lot at the signalized intersection of 5th St and E. North Grand Ave, with approximately 13,500 AADT along E. North Grand Ave. The property offers strong visibility, convenient access, and multiple points of ingress and egress along one of Springfield's established commercial corridors.

The building features a flexible layout with open areas on each end, several smaller rooms, and a kitchenette near the center. A small clothing store currently occupies the building on a month-to-month basis. The property is well-suited for a small office, retail user, service business, or other commercial use depending on the next owner's needs.

Located within the Mid-Illinois Medical District, the property benefits from proximity to an area that has continued to experience investment and redevelopment. Nearby projects include Advanced Medical Transport/Medics First's new headquarters and clinical training facility in partnership with Memorial Health and Illinois State University's Mennonite College of Nursing, along with newer facilities for DaVita Kidney Care and KED Plasma. The property is also situated within the Enos Park TIF District and an Enterprise Zone, which may provide access to incentives for building rehabilitation, business improvements, potential City property tax abatements, and building materials sales tax exemptions. Buyers should contact the City of Springfield's Office of Planning and Economic Development to confirm available incentives and eligibility.



BLAKE PRYOR
217.725.9518
bpryor@cbcdr.com
cbcdr.com





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PHOTOS



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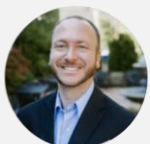
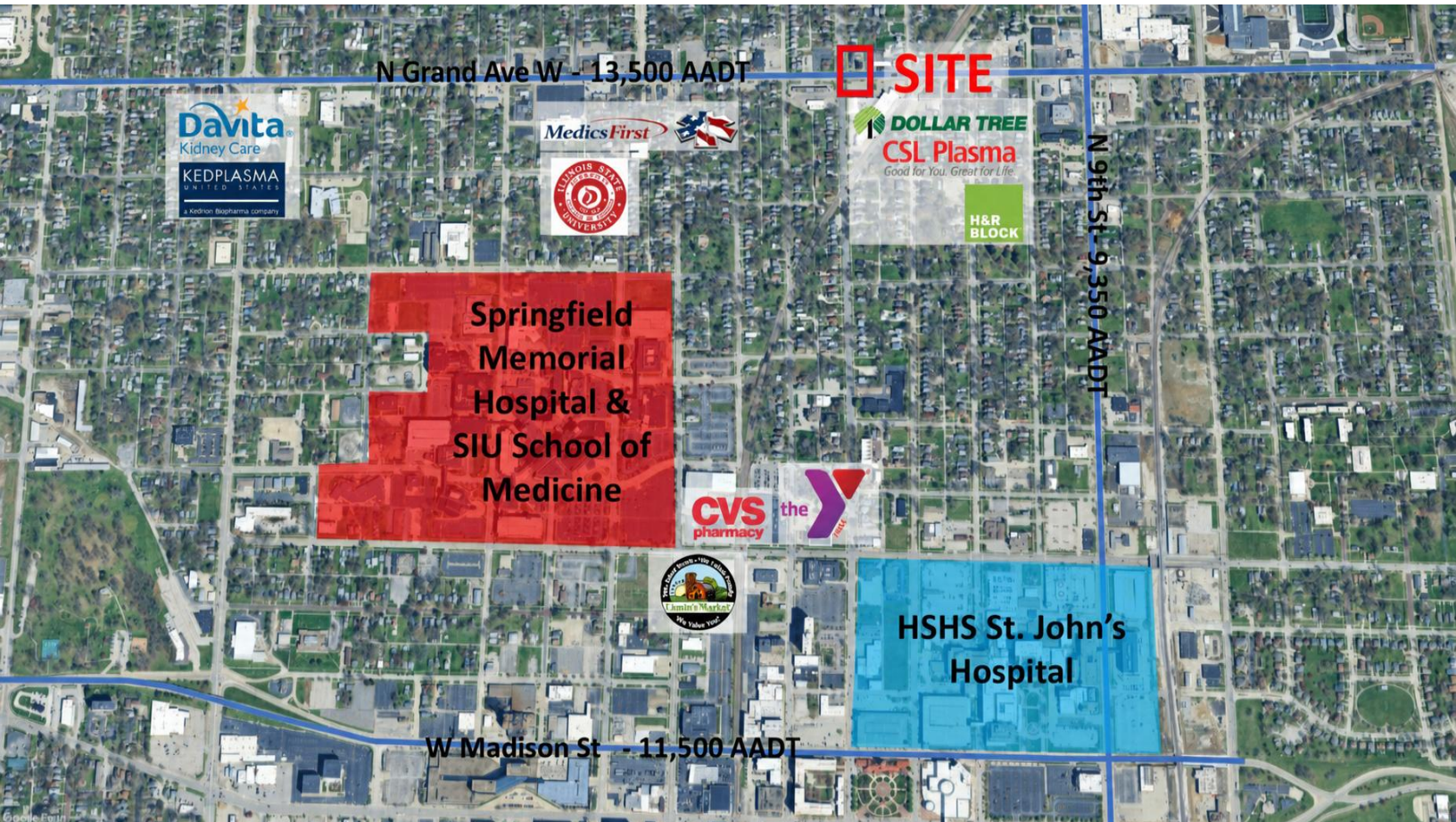


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AERIAL



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