

FOR SALE/LEASE

\$475,000; \$7.50/sf Net



802-828 S. 11th St., Springfield, IL 62703

Retail Space For Lease/Strip Center For Sale

Property Information

SQ. FT. FOR LEASE	TOTAL SF	LEASE RATE	LIST PRICE	ZONING	TAXES
5,252	10,000	\$7.50/sf Net	\$475,000	S-2	\$20,440

Features

Established strip center with retail/office space available in a high traffic location. Excellent visibility and ample parking. Easy access to all parts of the city. Traffic counts on 11th St. total 10,250 VPD. Current tenants include PNC Bank and Infrastructure Engineering. Sale includes multiple parcels.

Area

Property is located on one of the main N/S traffic corridors of Springfield. Property is just east of downtown Springfield near other professional offices and retail establishments. Neighbors include PNC Bank, Petersburg Power Washing and Springfield Urban League.

Demographics	1 Miles	3 Miles	5 Miles
Total Population (US Census 2010)	11,012	79,744	123,279
Total Households (Current Year)	4,685	35,361	54,645
Average (Mean) Household Income (Current Year)	\$38,890	\$55,090	\$66,086

FOR MORE DETAILS CONTACT:

Curtis Tillett | 217-726-3298 | curtis@curtistillett.com

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THE REAL ESTATE GROUP
427 E. MONROE, SUITE 400
SPRINGFIELD, IL 62701

217-787-7000

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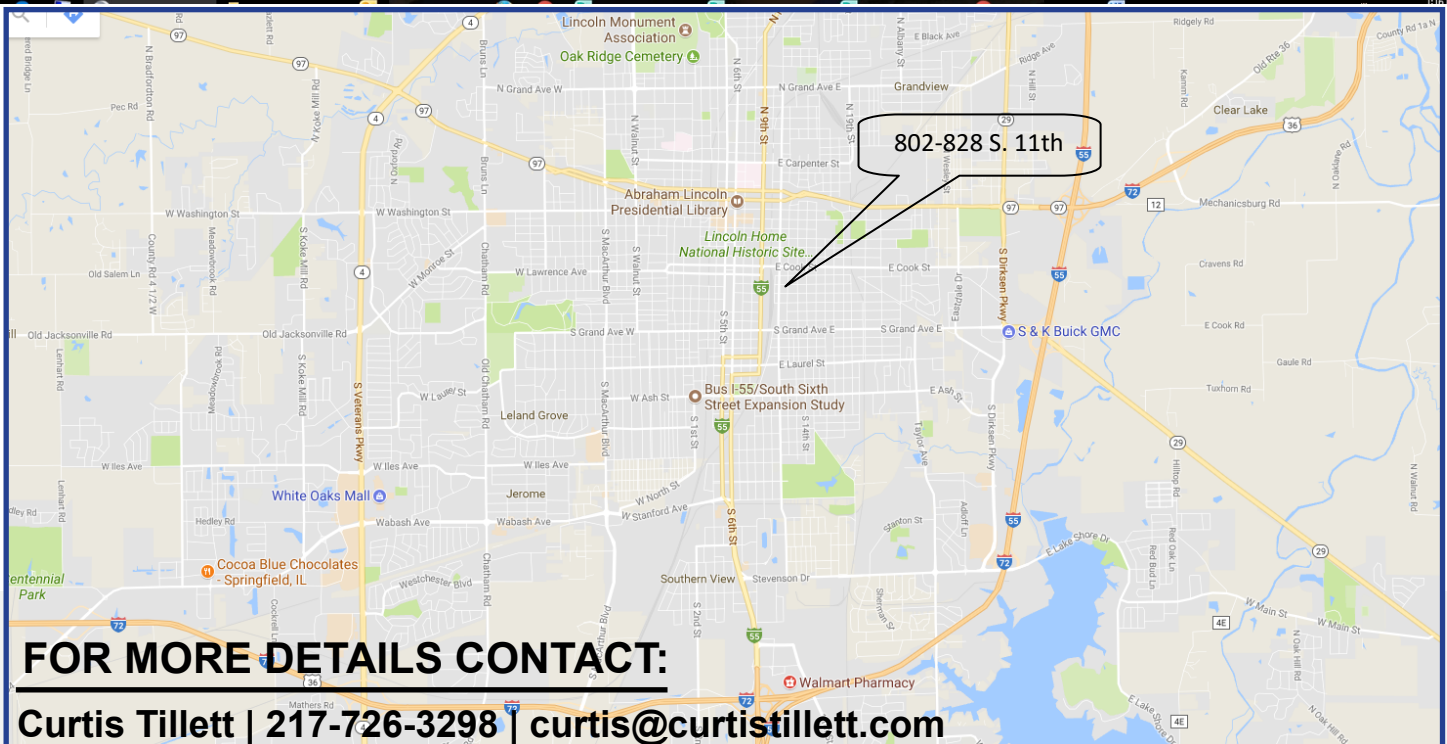
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