

FOR SALE OR LEASE



917 W. Jefferson Retail Building For Sale or Lease

Property Information

TOTAL SQ. FT.	AVAILABLE SF	LEASE RATE	LIST PRICE	ZONING	TAXES
16,000	Up to 16,000	\$8/sf NNN	\$795,000	S-2	\$19,757

Features

Property is a 16,000 SF retail building in which Family Dollar currently occupies 8,000 SF on a month to month basis. All or part of the building can be leased depending on tenant's needs. Lot size is just under 49,000 SF on 4 parcels. There is room for expansion of the building on the west side if needed. Ingress and egress from both Jefferson and Madison. Ideal for any retail operation needing high exposure. Survey available.

Area Description

Over 40,000 VPD travel by this extremely good retail location. Property is on the corner of Jefferson, MacArthur and Madison, offering multiple directions of traffic. It is on the 2 main corridors in and out of downtown Springfield from the NW part of the city. Minutes from downtown with convenient access to other parts of the city. Nearby neighbors include Family Video, Little Caesars, Casey's as well as other retail, office and industrial establishments.

Demographics	1-mi.	3-mi.	5-mi.
Total Population	12,796	78,261	120,300
Median Age, Total	36.48	37.32	38.88
Total Housing Units	7,046	39,258	59,095
Avg (Mean) Household Income	\$52,262	\$62,451	\$66,706

FOR MORE DETAILS CONTACT:

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

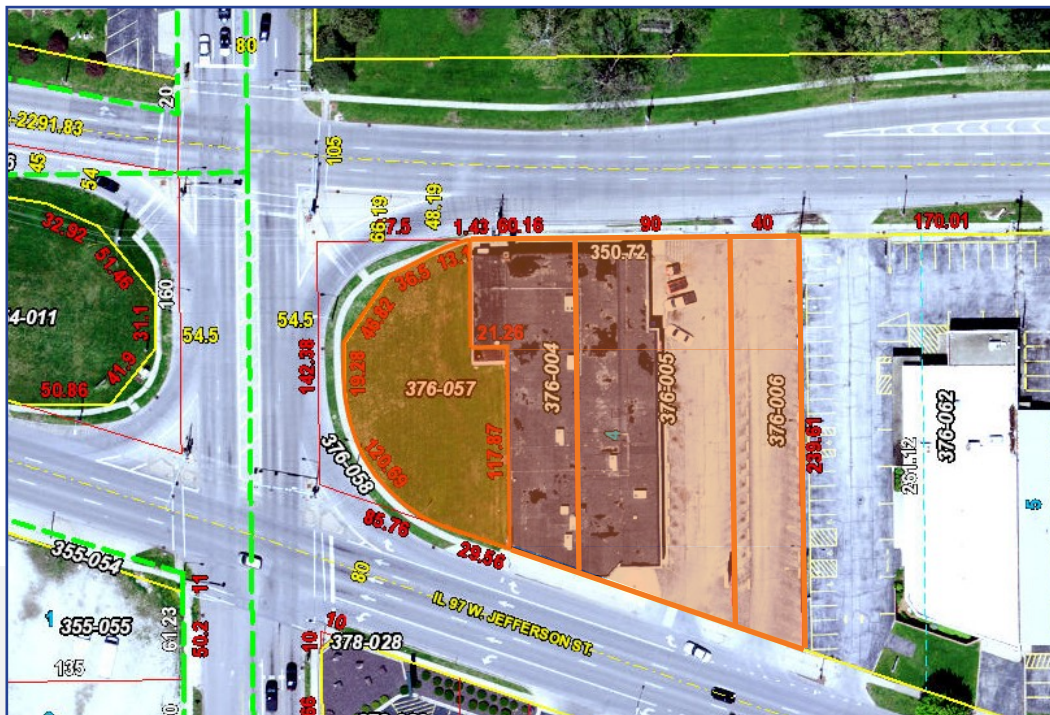
CURTISTILLETT.COM

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

217-787-7000

FOR SALE OR LEASE

917 W. Jefferson



CURTISTILLETT.COM

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

217-787-7000

FOR SALE OR LEASE

917 W. Jefferson



CURTISTILLET.COM

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

217-787-7000

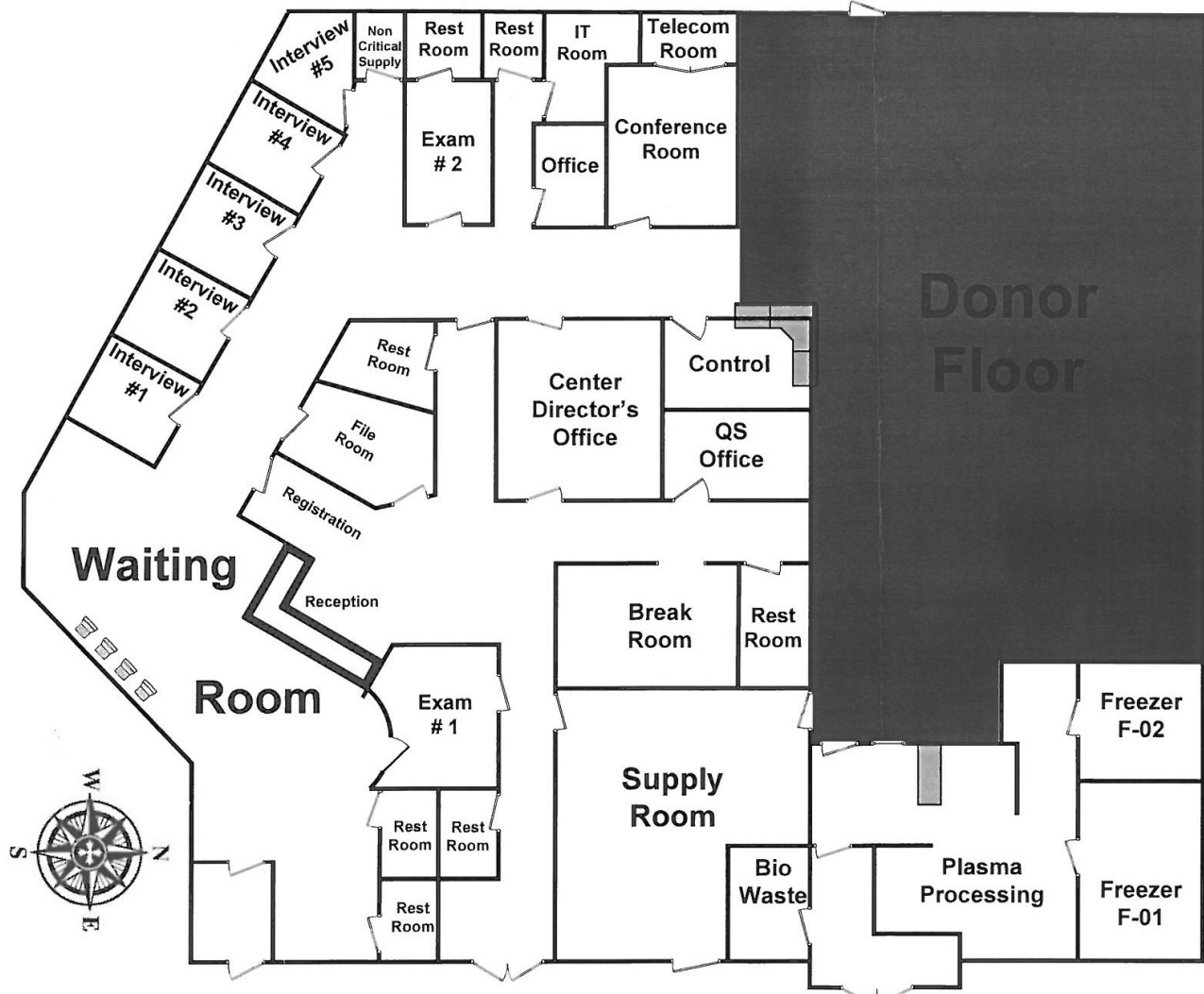
FOR SALE OR LEASE

917 W. Jefferson



octapharma
plasma

917 West Jefferson St.
Springfield, IL 62702



CURTISTILLET.COM

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

217-787-7000