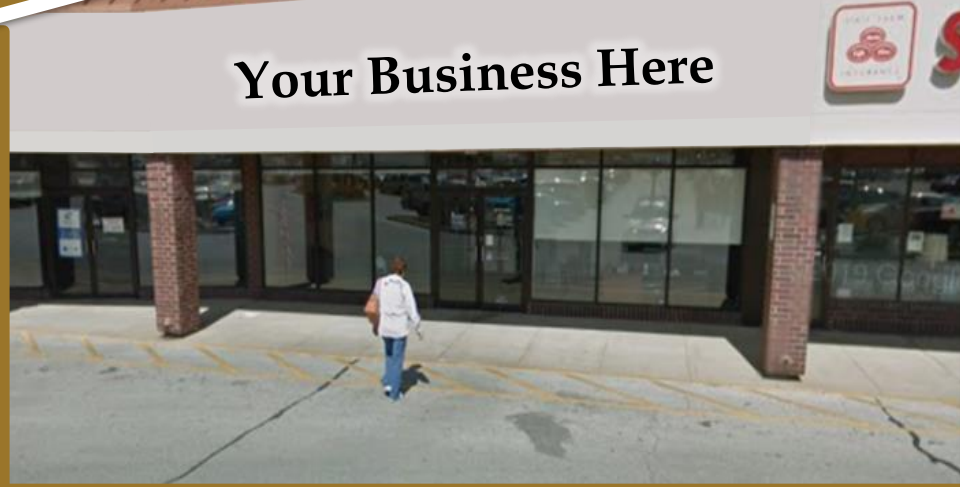


Sublease Space Available:

1897 E Sangamon Ave

Springfield, IL

Your Business Here



Total Building SF:	142,419	Lease Price:	\$12/SF/YR NNN
Available SF:	4,500	Zoning:	B-1 ; S-2 (City of Springfield)

This shopping center is located in the midst of a dense residential area. It has major thoroughfare through the North end of Springfield which connects the I-55/Sangamon Ave interchange with the Illinois State Fairgrounds. The storefront faces Sangamon Avenue and is directly visible as patrons enter the plaza from the main stoplight intersection.

- Plenty of on-site parking
- Office/Service space
- Visible/High traffic location
- Signalized entrance

For more information:

Todd P. Smith
Todd P. Smith Commercial Real Estate
Designated Managing Broker
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todd@tpsmithre.com

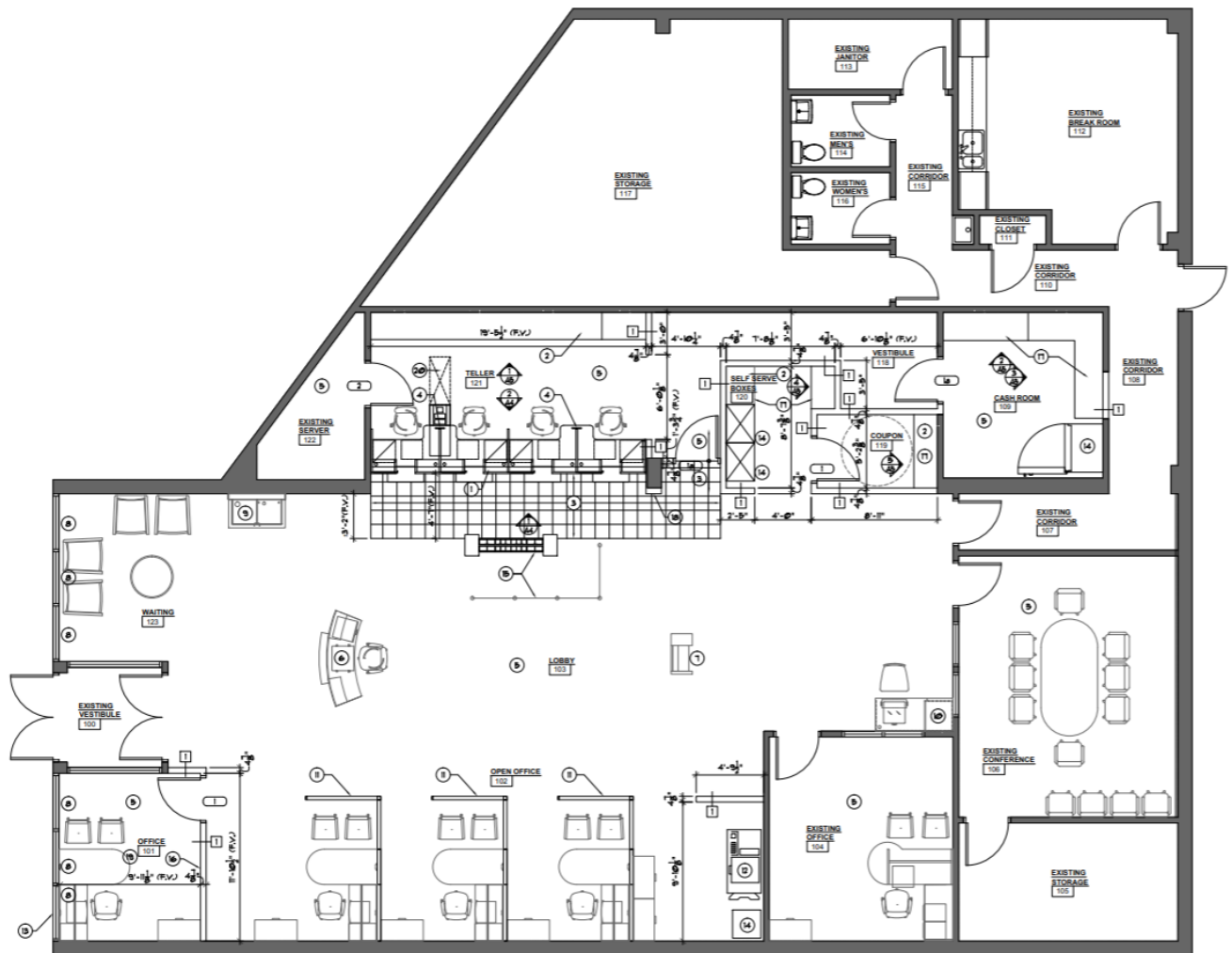
Grace Robinson
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Sublease at 1897 E Sangamon Ave

- Property has long been known as a retail hub in Northern Springfield.
- Conference room and 6 office spaces
- Co-tenancy includes:
 - Retail
 - Restaurant
 - Service
- Front and rear parking spots
- 16,700 ADT on E Sangamon
- Major thoroughfare
- 2019 surrounding population:
 - 1 mile – 8,622
 - 3 mile – 43,363
 - 5 mile – 97,565
- 2019 median income within a single mile: \$48,570



1897 E Sangamon Ave Floor Plan:



FLOOR PLAN
SCALE: 1/4" = 1'-0"

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