

PRIME RETAIL SPACE—FOR LEASE

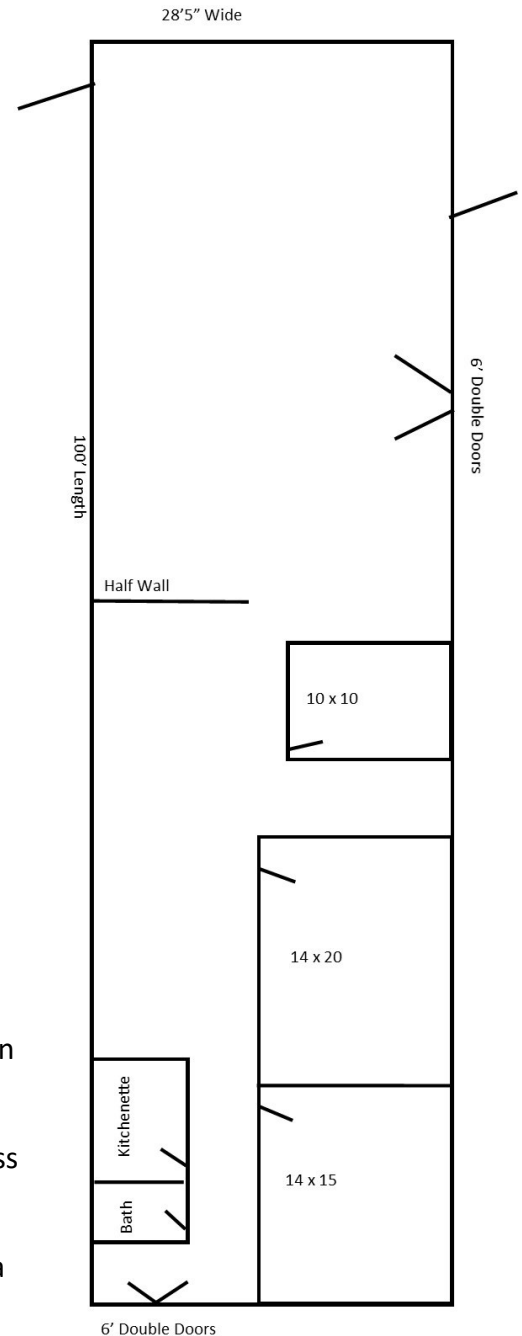
Carriage House Plaza

2719 W Monroe Street, Springfield, Illinois

+/-2,850 sq ft \$2,850/mo (mod. Gross)



- Highly visible flexible retail/office space near Veterans Parkway
- 21,500 ADT on Monroe Street
31,900 ADT on Veterans Parkway, South of Monroe
- S-2 Zoning allows for many uses
- Free standing pole sign available for use by tenant
- Space is Approx 28.5' wide by 100' deep, Approx Floorplan Shown
- Front, side and rear entry
Existing greenhouse is attached to the west side with direct access via double doors
- Ample parking in both the front and back of Carriage House Plaza
- Space is mostly open concept with 3 offices and a kitchenette



The information found in this brochure is for informational purposes only, and is not audited, warranted or in any fashion guaranteed by **Todd P Smith Real Estate, Inc.** It is subject to verification by any interested parties and no liability for errors or omissions is assumed. NOTICE OF AGENCY: **Todd P Smith Real Estate, Inc.** is the exclusive agent for the seller/lessor and therefore represents the seller/lessor, unless expressed otherwise in writing with the parties to a transaction.

contact: Todd P Smith , Managing Broker
phone: 217.441.8000
email: todd@tpsmithre.com
address: 3000 Professional Drive, Suite 200
Springfield, IL 62703

