

# Southwest Plaza II Development Site

## 3051 W Wabash Springfield, IL



### FOR SALE

**Type:** Development Site, Retail  
**Asking Price:** \$495,000  
**Zoning:** B-1 (City of Springfield)  
**Lot Size:** +/- 1 Acre (Possible division of existing parcel)  
**APN:** 21-12.0-430-020

#### HIGH PROFILE RETAIL SITE

Located in Southwest Plaza II with high visibility from Wabash Ave. 1 acre lot between GFS, JoAnn Fabrics, and Bard Optical. A large asphalt parking lot is already in place. There are 3 concrete walls built from previous construction of the neighboring properties.

- 16,600 ADT on Wabash
- Excellent retail location
- High visibility



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#### Co-Brokerage:



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