

Prime Retail Location—For Lease

3057 W Wabash Ave., Springfield, IL



Lease Price: \$8.00/SF/YR NNN est. \$4.00 **Zoning:** B-1 (City of Springfield)

Available Space: +/- 18,582 sq. ft. **Traffic Count:** 16,600 ADT

HIGH PROFILE RETAIL SITE IN SOUTHWEST PLAZA II

- *Location, location, location!*
- Existing retail space with adjacent land for expansion
- .25 miles west of White Oaks Mall
- Large resurfaced asphalt parking lot with over 300 spaces
- High ceilings & recessed loading dock



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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.

Co-Brokerage:



TODD P. SMITH
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Todd P Smith, Designated Managing Broker

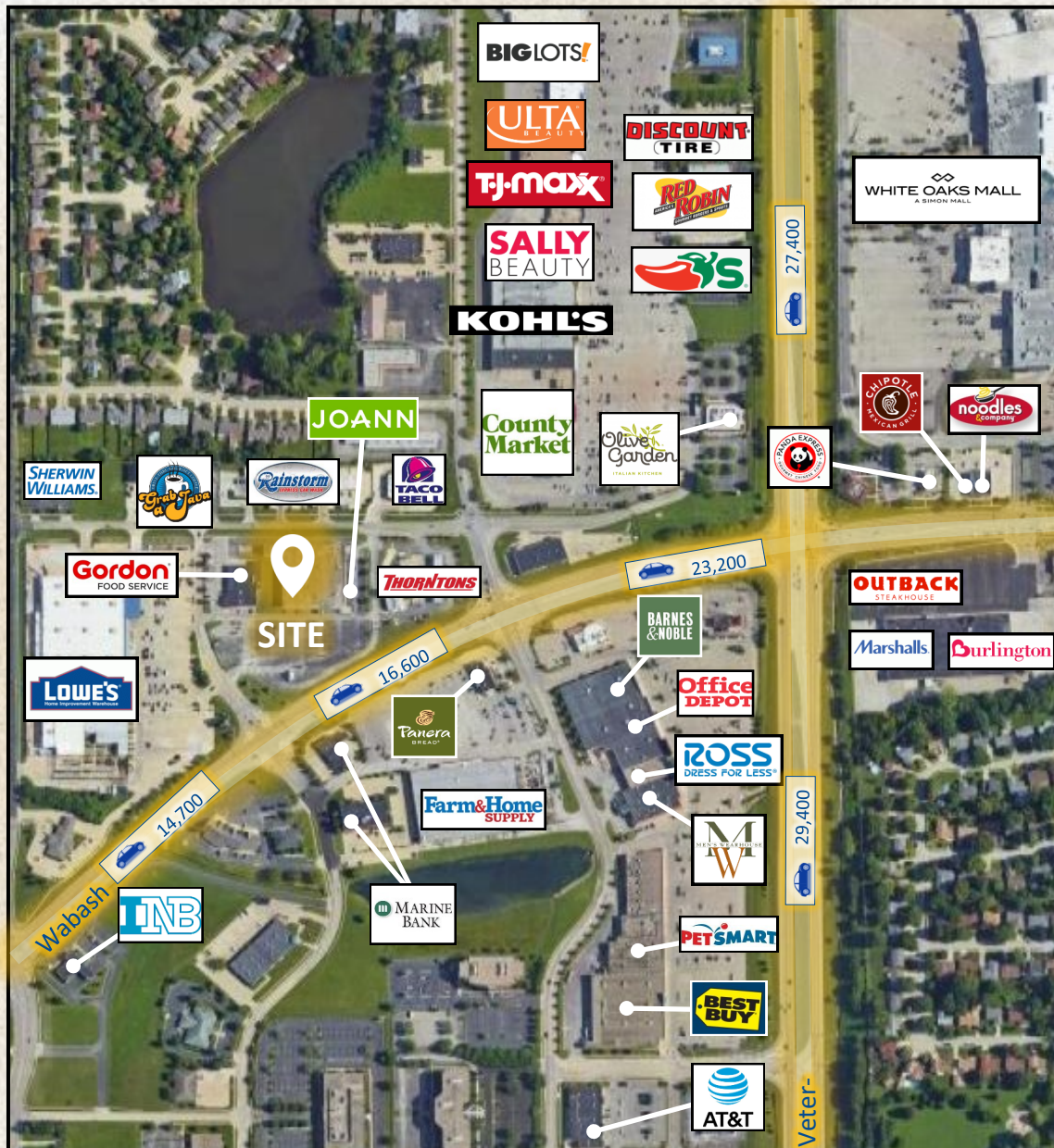
Contact: Todd P Smith **Email:** todd@tpsmithre.com
Phone: 217.441.8000 **Website:** www.TPSmithRE.com



Arthur F Seppi, Broker Owned
Douglas J Kent, Designated Managing Broker

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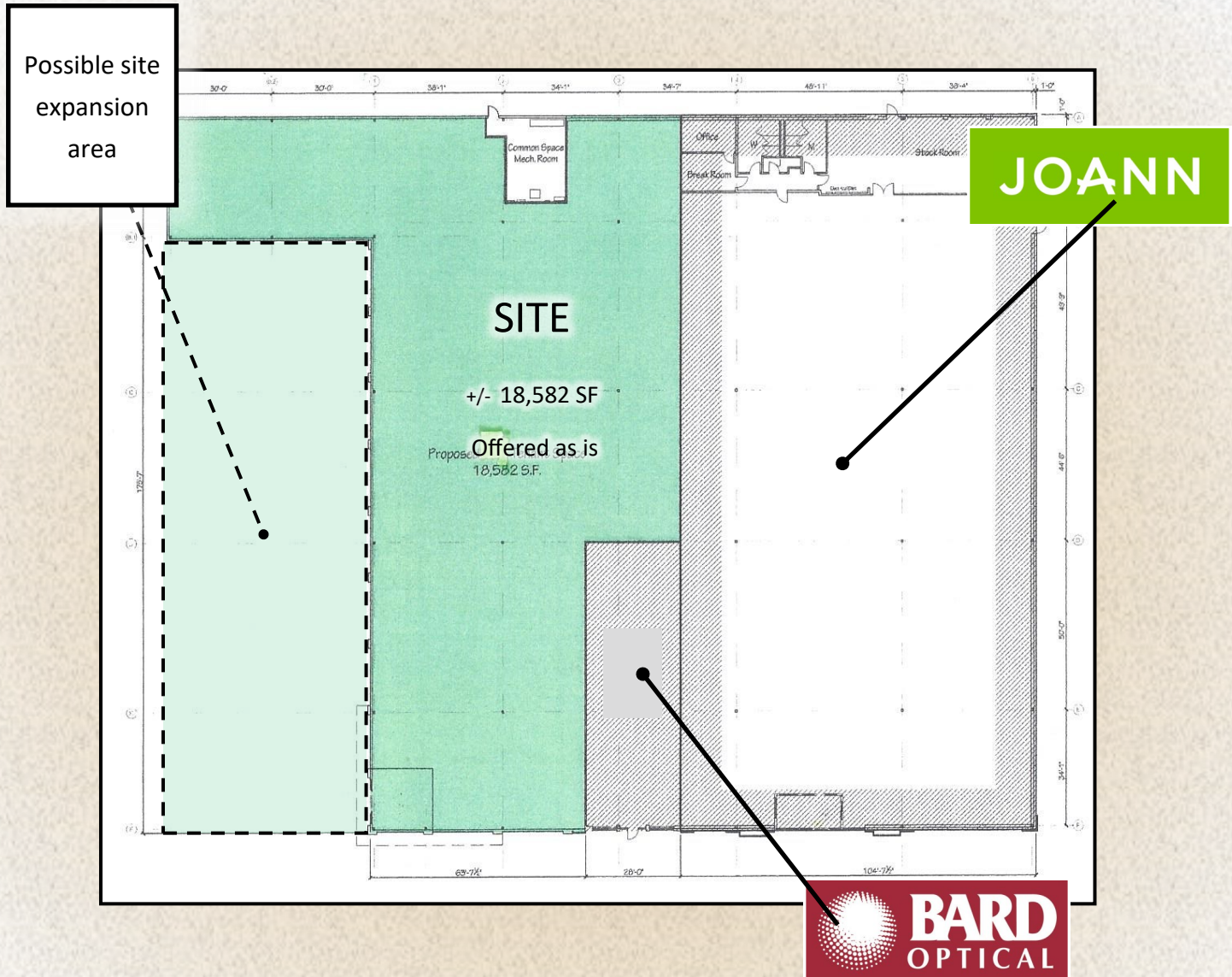
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