

COMMERCIAL PROPERTY FOR SALE OR LEASE

3100 Atlanta, Springfield, IL



Beautiful property in the Northeast quadrant of Springfield, IL on the growing North Dirksen Pkwy corridor, with easy access to I-55. This area is a regional destination with 24,800 vehicles per day passing on North Dirksen. The area has seen widespread growth, offering a well balanced mix of national and local retail, food and service businesses.

Property Details:

- Beautifully designed building built in 2015
Zoned B-1 (City of Springfield)
- +/- .87 acre property located just off Dirksen Parkway at the second stoplight north of Sangamon, on the corner of Atlanta and Marketplace, adjacent to Steak & Shake
- +/- 10,600 square foot building
- Building may be easily divided into two units
- Wide open interior suitable for retail or open work space
- Concrete parking lot with 47 parking spaces and 2 handicap

Sample Area Businesses:

- Freestanding big box stores and strip centers
- Lowe's, Mendard's, Big R, Lumber Liquidators, Farm & Home Supply
- Walmart, ALDI
- Starbucks, Panda Express, Steak & Shake, Buffalo Wild Wings, Hickory River Smokehouse
- Hall's Harley Davidson, World of Powersports
- Taco Bell, Wendy's, Arby's, Culver's, McDonald's

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