

Commercial Property For Sale or Lease

3100 Atlanta, Springfield, IL



Sale Price: \$1,325,000 **Zoning:** B-1 (City of Springfield)

Lease Price: \$11.50/SF/YR NNN **Building SF:** +/- 10,600

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.

- +/- .87 acre located adjacent to Steak & Shake
- 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
- Near Freestanding big box stores and strip centers

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