

AVAILABLE FOR LEASE

Willowbrook Plaza

Wabash Ave. & Robbins Rd.—Springfield, IL



Available Space: Suite 3127 +/- 1,787 SF

Total Building SF: +/- 10,500 SF

Lease Price: \$10 / SF/YR
(estimate Net fees \$5.00)

Zoning: B-1 (City of Springfield)

Traffic: 2,350/13,700 ADT

Willowbrook is an attractive brick building with many windows and a great location, with frontage on Wabash Ave. *Imagine your business here* close to many restaurants, retail and big box stores, White Oaks Mall, grocery stores and professional office buildings. There is plenty of front and rear parking. Estimate for NNN fees: \$5.00. * One or more of the owners of Willowbrook Plaza is a licensed real estate broker in Illinois.

- **VISIBILITY!**
- **Brick exterior**
- **Natural light**
- **Great Signage**
- **High Traffic Location**

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.

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TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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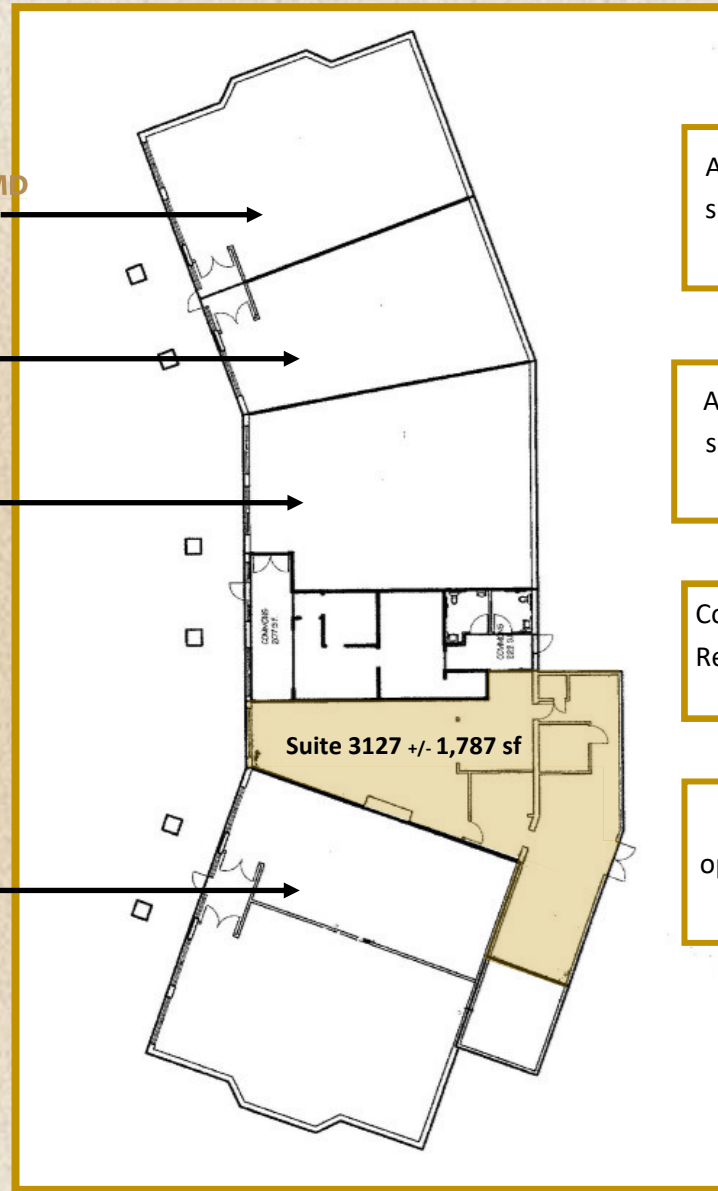
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David E. Curry, DMD
Family Dentistry



**International
Real Estate
Collector's
Association**



Approximately 42 parking spaces on the front of the building.

Approximately 22 parking spaces on the back of the building.

Common Area Restrooms

Suite 3127 is mostly open concept with vaulted ceilings

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