

# PROPERTY FOR LEASE

445 N. Walnut, Springfield, IL 62702

Highly visible location on a major thoroughfare. Close proximity to many medical and government uses. Near Downtown Springfield. Professional office-retail park setting.

- High visibility on a major thoroughfare
- 14,000 ADT
- 2000 SF
- \$1,000/mo Modified Gross Lease
- Zoned I-1 (City of Springfield)
- Simple building construction is adaptable for many uses
- Located in close proximity to medical complexes, downtown and government complex
- On-site Parking



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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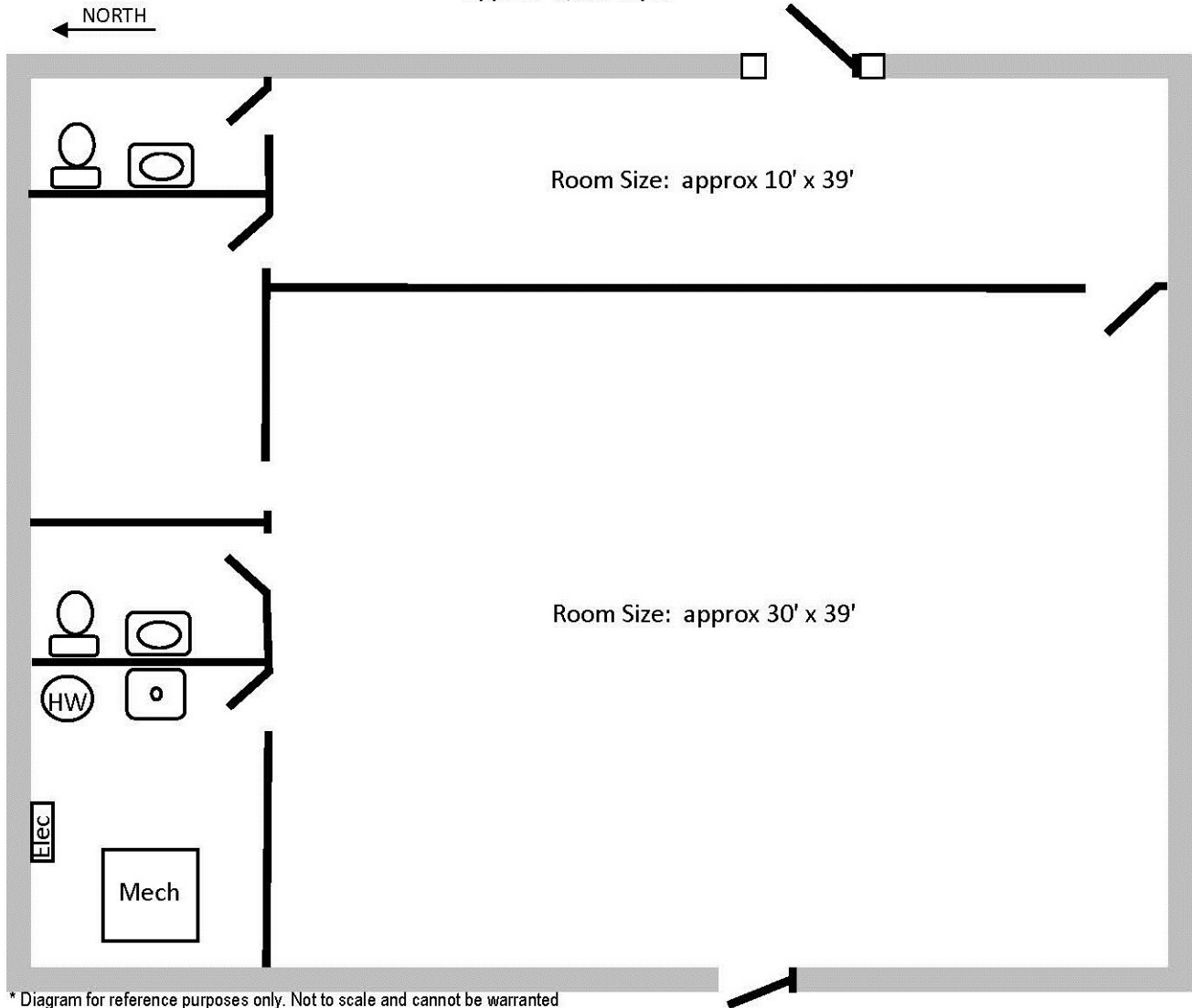


Todd P. Smith, Managing Broker

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445 N Walnut Street  
Springfield, IL

Approx 2,000 sq ft



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**TODD P. SMITH**  
COMMERCIAL REAL ESTATE