

FAIRHILLS MALL - SPRINGFIELD, ILLINOIS

RETAIL SPACES & OUTLOT - FOR LEASE



Fairhills Mall has long been recognized as the retail hub in the central-west portion of Springfield, IL. Now your business can take advantage of this excellent location. The site is well positioned between the central business district and Springfield's rapidly growing west side. 34,500 vehicles per day pass the site on three main traffic routes: Chatham Rd, Monroe St, and Washington St. The Fairhills Mall area offers a well balanced mix of national and local retail, food, and service businesses. This mix creates a steady flow of traffic throughout each day and seven days a week.

Property Details:

- 106,500 sq ft Retail Center
- County Market Grocery Anchored Plaza
- Existing Businesses:
 - County Market Grocery, Family Dollar, Crossfit Instinct, Sundown Tanning, Family Pride Laundry, Dean Carver Salon
- Neighboring Businesses:
 - Dunkin Donuts, Jimmy John's, Baskin-Robbins, Starbuck's, Supercuts, Shell, CVS, UCB Bank, Qik-n-EZ gas

Available Spaces:

- Unit 240 - 7,288 Sq Ft - \$8.50 NNN
- Unit 300 - 9,060 Sq Ft - \$8.00 NNN (garden level)
- Contiguous Space 13,000 Sq Ft - \$11.00 NNN
- Contiguous Spaces 18,000 - 31,500 Sq Ft - \$9.00 NNN
- +/- 1 acre Outlot - For Lease- \$1.55/Sq Ft per year

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.

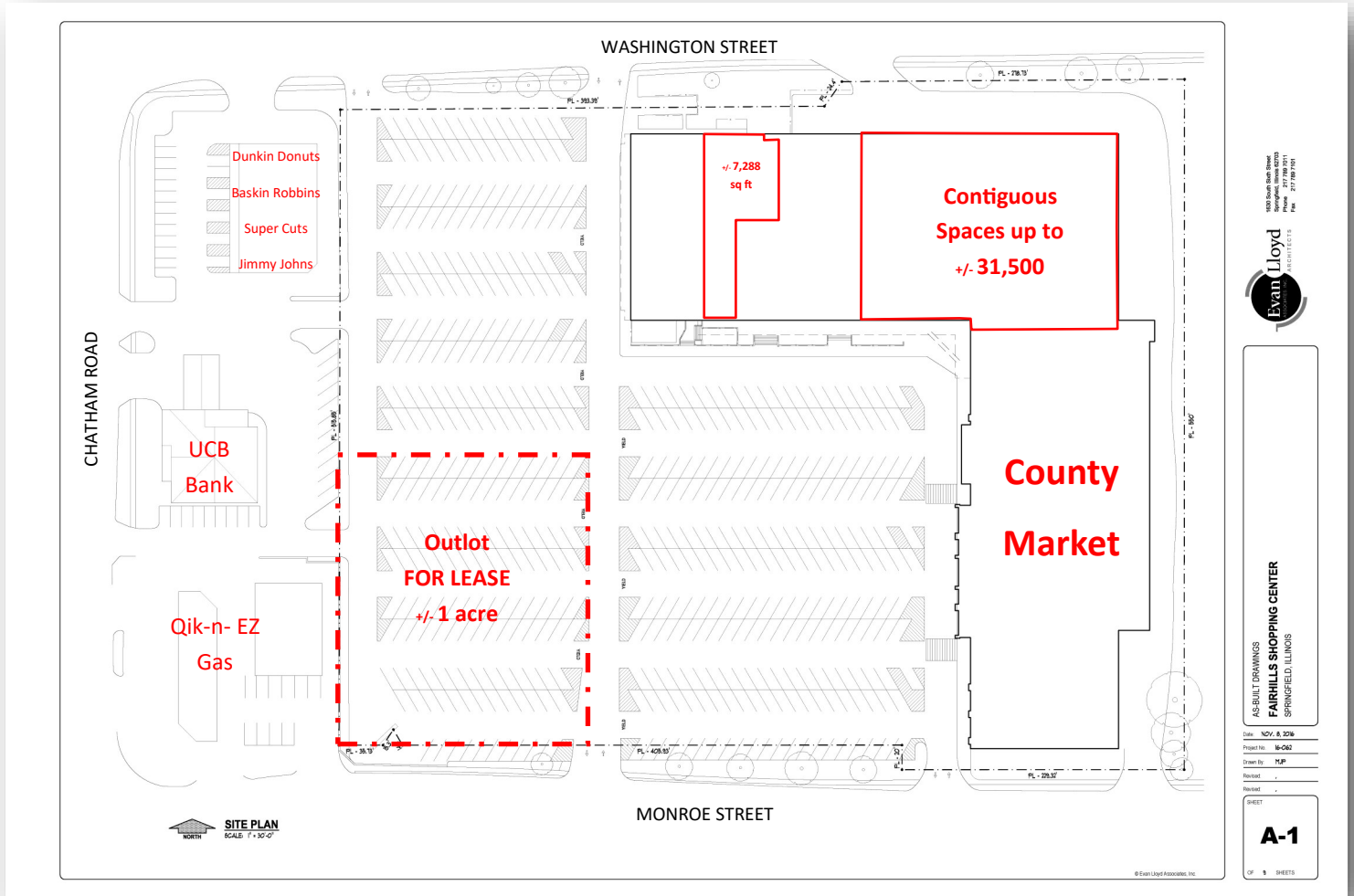
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Demographics:

	<u>1 mi.</u>	<u>3 mi.</u>	<u>5 mi.</u>
2016 Population:	11,741	72,138	118,893
Avg HH Income:	\$58,809	\$63,803	\$63,139
Median Age:	40.7	39.4	39.5

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