

DEVELOPMENT LAND FOR SALE

Land Size—approx. 1.2 acres

South Grand Land - approx. 1.2 acres



LAND FOR SALE \$300,000

South Grand Ave is a major commercial corridor in Springfield, IL. Here is your chance to own a full city block of frontage on this major thoroughfare. The area combines many commercial uses including retail, restaurant, office, medical and other service businesses. Other features include:

- +/-323 feet of frontage on South Grand Avenue between 7th and 8th Streets
 - 14,500 ADT—7th & S. Grand (IDOT)
 - Zoned R5B (City of Springfield)
- Convenient access to Downtown (+/-1.0 mi.); I-55/S. Grand Interchange (+/-2.5 miles); I-55/I-72 Interchange (+/-3 mi.)

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