



PROPERTY FOR LEASE

1029 WABASH AVE, SPRINGFIELD IL



For Lease: \$4,500/Mo Gross + Gas & Electric

Just west of the intersection of MacArthur Blvd and Wabash Ave, this +/-5,288 sq ft retail space offers exceptional visibility and large open floor area with glass storefront for maximum retail exposure. This space is located +/-1.5 miles from the Scheels Sports Complex, entertainment venues, restaurants, and hotels just south on MacArthur Boulevard. With ample on-site parking and a flexible layout, it's well suited for a variety of commercial uses. The space includes a +/-688 sf garage/storage area with an overhead door. There are also two offices built out in the rear of the space. Don't miss this opportunity to establish or expand your business presence on one of Springfield's most active commercial corridors.

Features

- ✓ +/- 5,288 SF
- ✓ B-2 Zoning (Village of Jerome)
- ✓ LED Lights Throughout
- ✓ Attached Garage/Storage
- ✓ 3 Offices & Large Front Room
- ✓ 28,200ADT Off Wabash
- ✓ Near the corner of McArthur & Wabash

Lease This Space

Listing Broker: Todd Smith

217.441.8000

TPSmithRE.com

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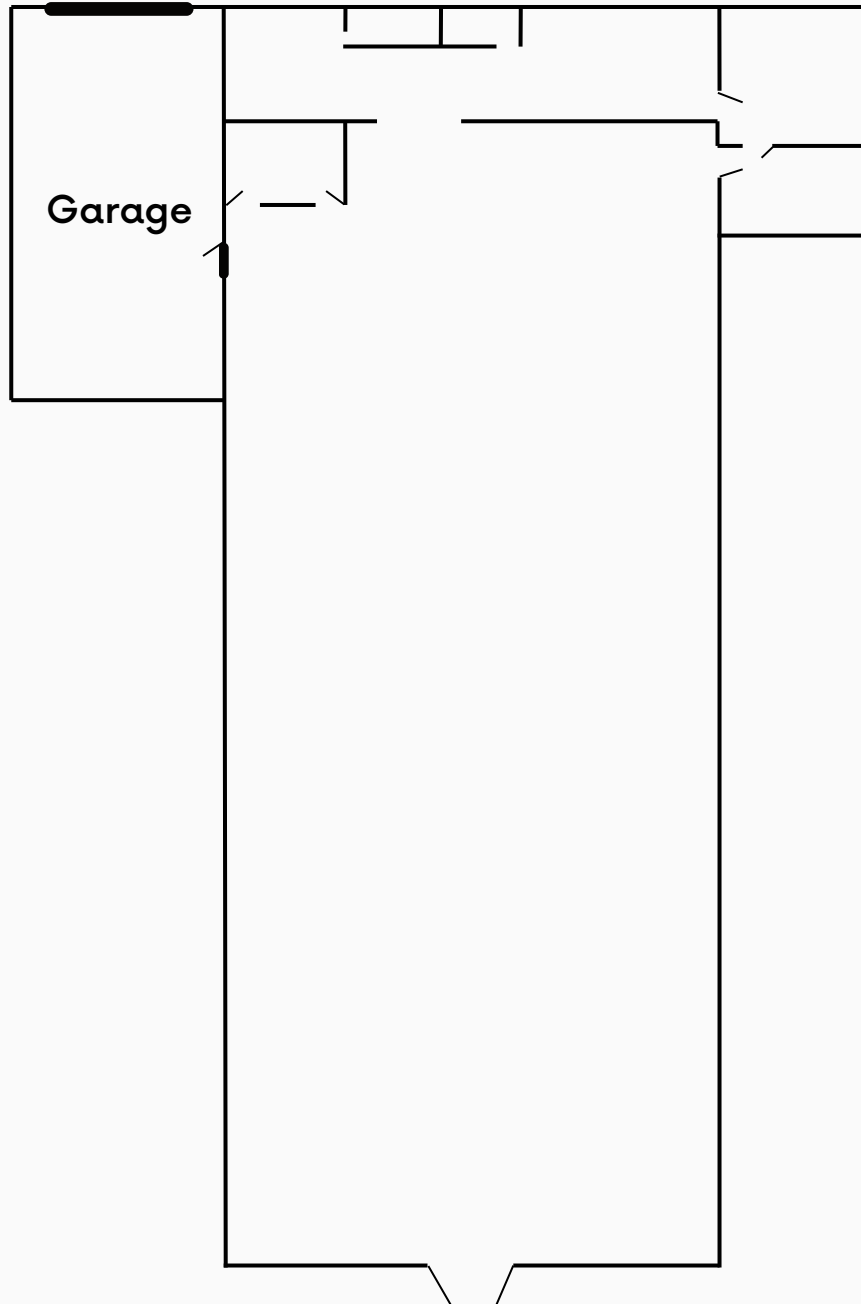




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North



South

*Floorplan Not to Scale

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TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P. Smith, Designated Managing Broker



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Site

1029 Wabash Ave, Springfield IL

1

**Puerto Vallarta
Mexican Restaurant**

2

The Paper Boutique

3

Antonio's Pizza

4

PJP Autos

5

Salon Ten31

6

**Bacon & Van Buskirk
Glass Co**

7

Feast Buffet

8

Funkiddo

9

CVS Pharmacy

10

On Track Car Wash

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