



# PROPERTY FOR SALE OR LEASE

1200 N 8<sup>th</sup> St., Springfield, IL



**Sale Price: \$550,000**  
**Lease Price: \$6.50/SF, NNN**

This is your opportunity to capitalize on the promising future & great things happening in the area of 9th St & North Grand Ave. in Springfield, IL. Located near the intersection of these two arterial roadways, this property features several points of ingress/egress, a spacious building, large parking lot, & small fenced outdoor yard area. The location has nice street frontage and signage and would be perfect for showcasing your products and attracting customers. With a total area of +/-15,376 square feet, this property has plenty of room for your business to grow & expand. Don't miss this opportunity to own or lease this prime commercial property in a thriving area. Contact us today to schedule a viewing!

## Features

- ✓ +/- 15,376 SF
- ✓ 50+ Parking Spaces
- ✓ B-1 Zoning (City of Springfield)
- ✓ 225'+ Frontage (North Grand Ave)
- ✓ 11,200 ADT (North Grand Ave)
- ✓ Flexibility in building usage

## Buy or Lease This Space

Listing Broker: Todd Smith

📞 217.441.8000

🌐 [TPSmithRE.com](http://TPSmithRE.com)

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**TODD P. SMITH**  
**COMMERCIAL REAL ESTATE**

Todd P. Smith, Designated Managing Broker



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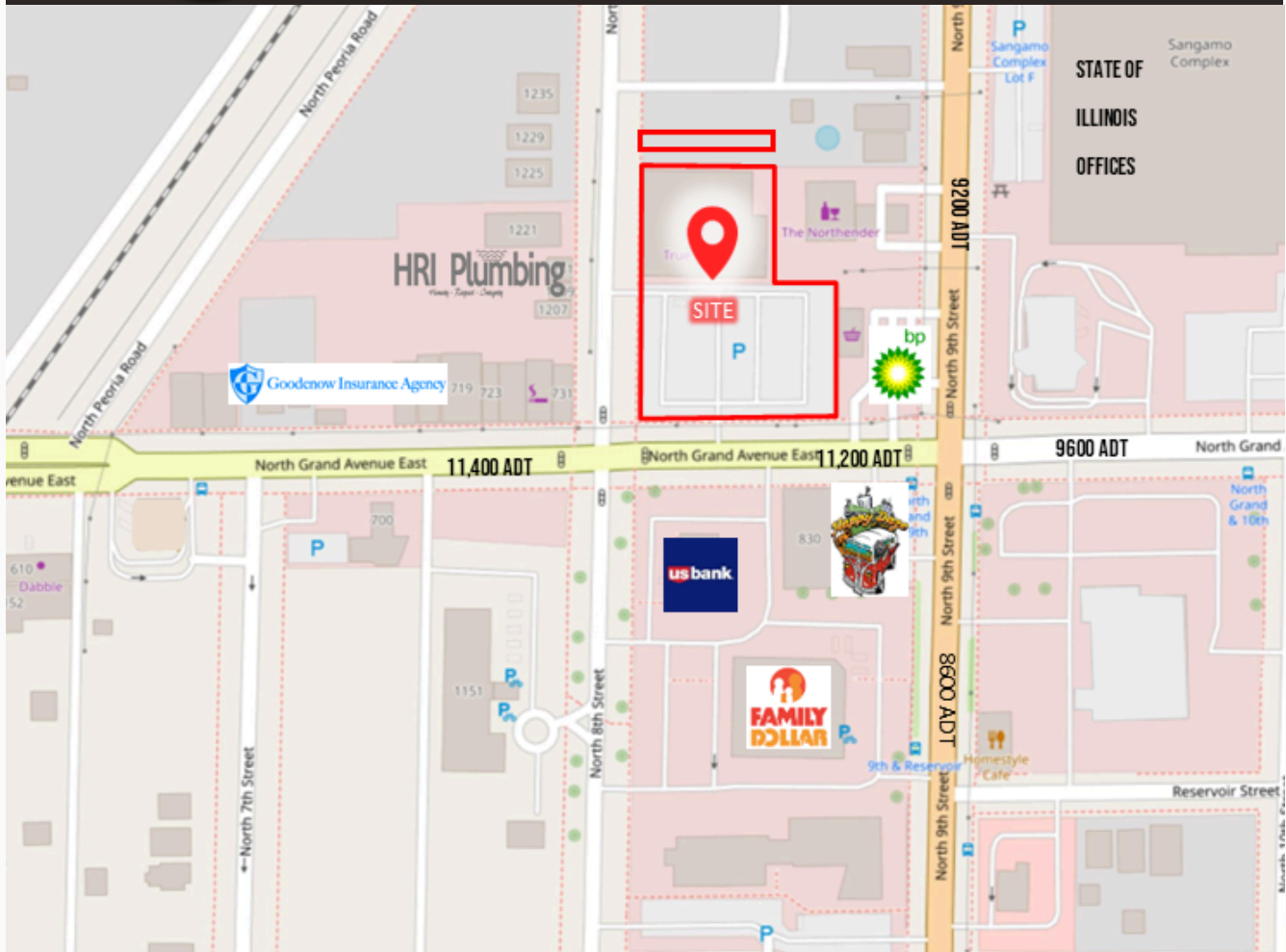
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### Property Parcels

- ✓ 14-22-452-048
- ✓ 14-22-452-049
- ✓ 14-22-452-042
- ✓ 14-22-452-014

### In the Neighborhood

- ✓ Goodenow Insurance Agency
- ✓ US Bank
- ✓ Family Dollar
- ✓ BP Gas Station
- ✓ State of IL Offices

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