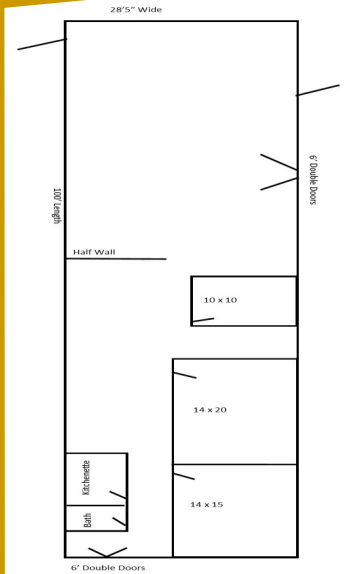


PRIME RETAIL SPACE FOR LEASE

2719 W Monroe Street - Springfield, Illinois



* Floorplan not to scale

Lease Price: \$13/SF/YR/Modified Gross Lease

Total Building: +/- 25,200

Zoning: S-2 (City of Springfield)

Available SQ FT: +/- 2,850

- Highly visible flexible retail/office space near Veterans Parkway
- Space is being freshly painted - inside and out
- 21,500 ADT on Monroe Street and 31,900 ADT on Veterans Parkway, South of Monroe
- Free standing pole sign available for use by tenant
- Space is approximately 28.5' wide by 100' deep, floorplan shown
- Front, side, and rear entry
- Existing greenhouse is attached to the west side with direct access via double doors
- Ample parking in both the front and back of Carriage House Plaza
- Space is mostly open concept with 3 offices and a kitchenette

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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