

Prime Retail Location - For Lease

3051 & 3057 W Wabash Ave., Springfield, IL



Lease Price: \$8.50/SF/YR NNN est. \$4.00
Available Space: 3057: +/- 18,582 sq. ft.
3051: +/- 22,032 Sq. Ft.
(Contiguous)

Zoning: B-1 (City of Springfield)
Traffic Count: 16,600 ADT (Wabash Ave.)

TWO HIGH PROFILE RETAIL SITE IN SOUTHWEST PLAZA II

- *Location, location, location!*
- Two existing retail spaces.
- .25 miles west of White Oaks Mall
- Large resurfaced asphalt parking lot with over 300 spaces
- High ceilings in both spaces.
- Recessed loading dock in west (3057) & overhead doors in east (3051)



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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.

Co-Brokerage:



TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

Contact: Todd P Smith **Email:** todd@tpsmithre.com
Phone: 217.441.8000 **Website:** www.TPSmithRE.com



Arthur F Seppi, Broker Owned

Douglas J Kent, Designated Managing Broker

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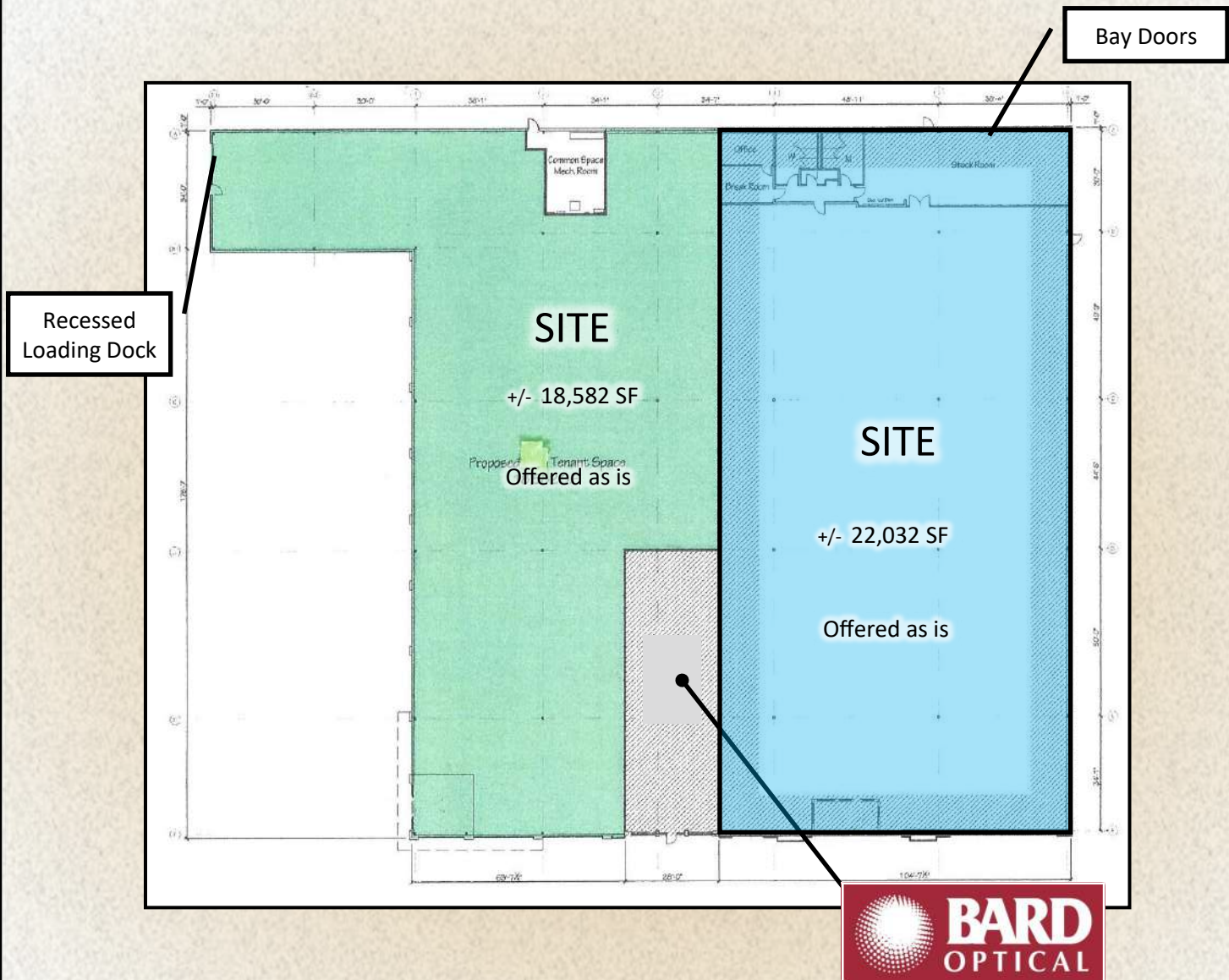
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