

Property for Sale!

3132 Sangamon Ave. Springfield, IL



Sale Price: \$350,000

Zoning: County B-3

Acres: +/- 2.2

Join the activity in the North Dirksen corridor! This corridor/interchange has become a great hub of activity with mix of national and local restaurants, hotels, retail, office, light industrial, and other uses. The area gets a nice combination of local, regional, and I-55 interchange traffic. ADT: Sangamon Ave/17,700, Dirksen Pkwy/19,400, I-55/37,800. Major retailers nearby include Walmart, Lowe's, Menards, and Farm & Home Supply.

Demographics: Per 2020 Census	Within 10 minute Drive	Within 20 minute Drive	Within 30 minute Drive
Population	62,707	177,240	225,647
Average Household Size	2.31	2.26	2.29
Median Household Income Trends	+3.01%	+3.60%	+3.11%
Median Household Income	\$51,445	\$66,491	\$66,727
Average Household Income	\$70,776	\$92,644	\$91,370

Source: Esri data

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



TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker