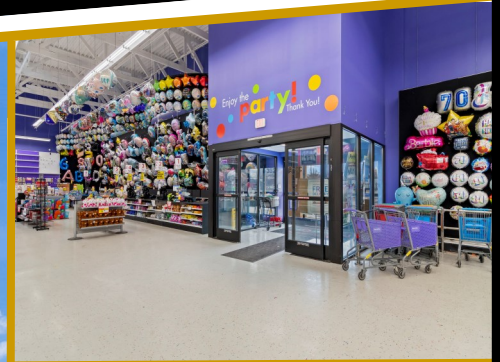


# Retail for Lease

## 3329 S Veterans Pkwy., Springfield, IL



**Lease Price:** \$14.50/ Month NNN

**Zoning:** S-2 (City of Springfield)

**Signage Visible to Veterans Parkway!**

**Available Leasing Sq. Ft.:** +/- 22,000 Sq. Ft.

**Property Year Built:** 1996

**Ceiling Height:** 26'-5" (To Deck)  
17'-8" (To Joist)

Secure your new location on this exceptional retail corridor in Springfield, IL and watch your business prosper at 3329 S Veterans Parkway. This +/- 22,000 square foot facility possesses prime signage visibility and is exposed to +/- 32,000 vehicles on Veterans Pkwy. per day! This space is an option for a variety of retail uses in a strong regional shopping area. Take advantage of the rare opportunity to elevate your business in this booming commercial area!

\* Subject to Tenant Lease

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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

# Retail for Lease

3329 S Veterans Pkwy., Springfield, IL

## North-West Aerial View



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# Retail for Lease

## 3329 S Veterans Pkwy., Springfield, IL

### South Aerial View



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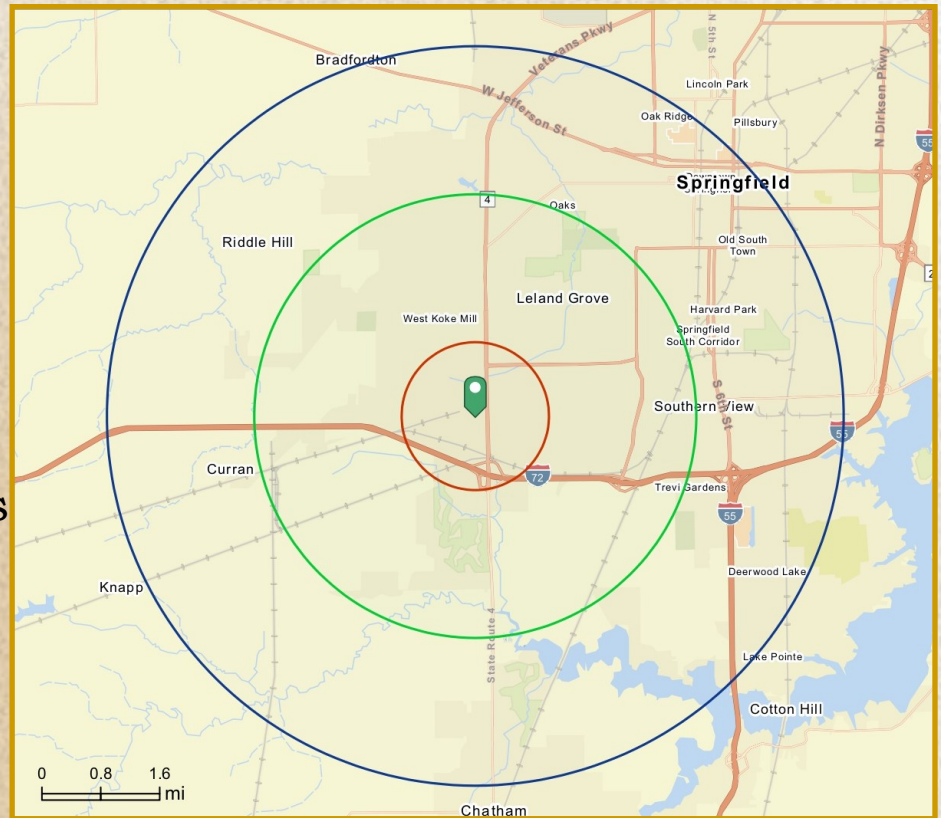
# Retail for Lease

## 3329 S Veterans Pkwy., Springfield, IL

### Demographics

#### Total 2024 Population

1 mile	3,493
3 mile	37,710
5 mile	96,604



#### Total 2024 Households

1 mile	1,688
3 mile	17,696
5 mile	44,833

#### Total 2024 Household Median Income:

1 mile	\$88,421.00
3 mile	\$86,528.00
5 mile	\$71,824.00



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