

Retail Space in the Heart of Springfield

400 South Grand Avenue East, Springfield, IL



Lease Price: +/- \$10.00/ SF NNN

Zoning: B-1 (City of Springfield)

Traffic Count: +/- 11,650 Cars Daily

Available Leasing Sq. Ft.: +/- 8,320 SF

Property Year Built: 2012

On-site Parking: +/- 42 Spaces

Free-Standing and FLEXIBLE!

Unlock this promising retail opportunity in the heart of Springfield IL. This +/- 8,320 square foot open retail space offers ample parking, strong visibility, great signage, and a modern touch, as the building was reconstructed in 2012. The building is located on a strong commercial corridor and is surrounded by both commercial and residential areas. City of Springfield B-1 zoning makes this site a perfect spot for a variety of businesses. The flexible layout of the space could be subjected to a mix of uses. Do not miss your chance to capitalize on the strong commercial presence in this prominent location.

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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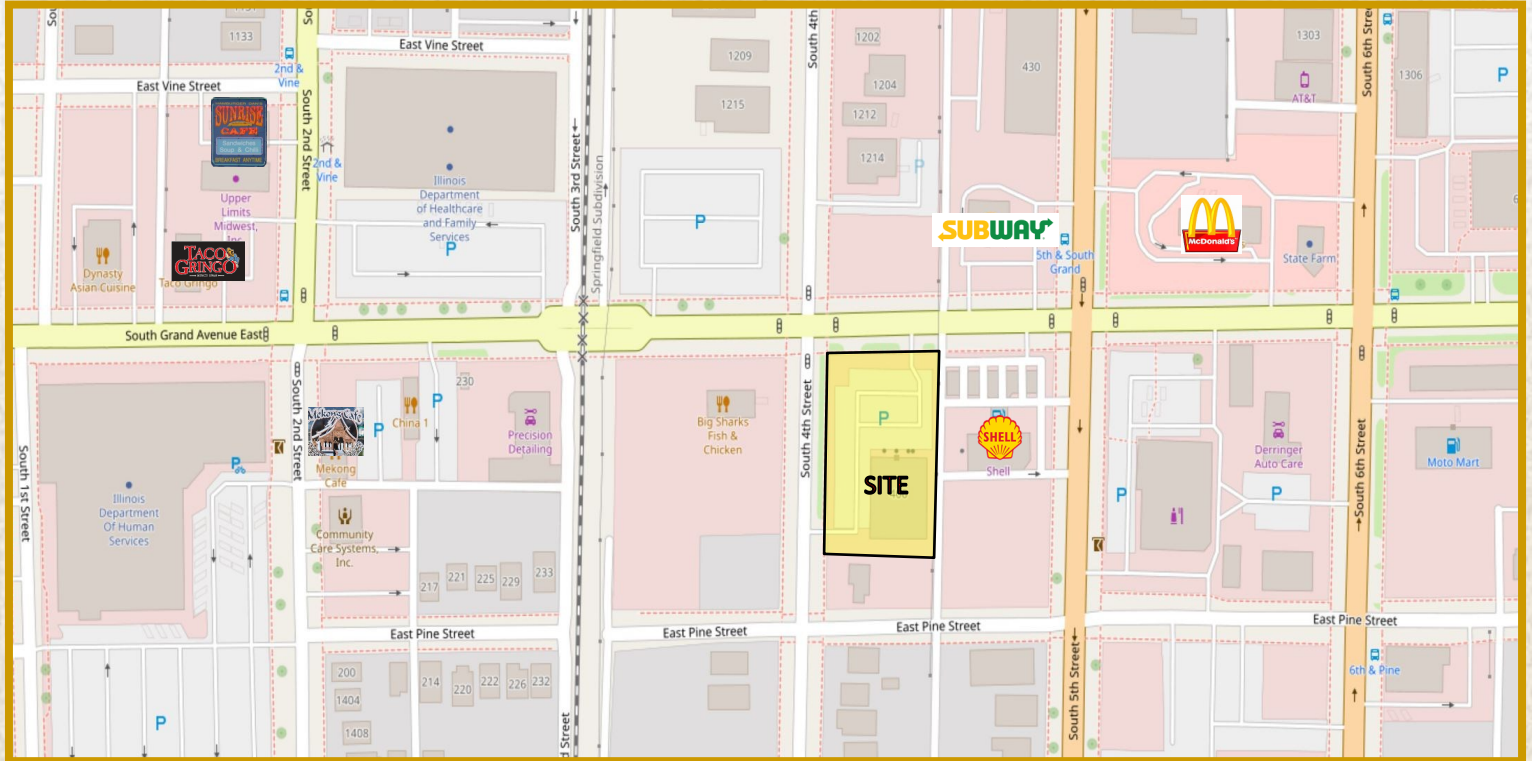
TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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Area Map



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