

West Side Location For Lease

4349 Conestoga Dr. Springfield, IL



Lease Price: \$22/SF Gross + Utilities

Zoning: B-1 (City of Springfield)

Available Leasing Sq. Ft.: +/- 3,850 Sq. Ft.

Property Year Built: 2007

Endless opportunities with this end-cap space on Conestoga Drive in the Prairie Crossing development. A prime location to grow your business. High signage exposure to Veterans Parkway introduces your business to one of the highest traffic counts in Springfield IL, with electronic signage increasing visibility. The unit offers +/- 3,850 square feet and includes a drive-thru area on the west side of the building. This space is located on the southwest quadrant of I-72 & Veterans Pkwy in a heavy retail development with restaurants, hotels, and automobile dealerships, as well as major retailers, Meijer and Menards. Other retailers nearby include Target & Walmart just under a mile north on Veterans Parkway. Don't miss out on the possibility to thrive in this remarkable retail district!

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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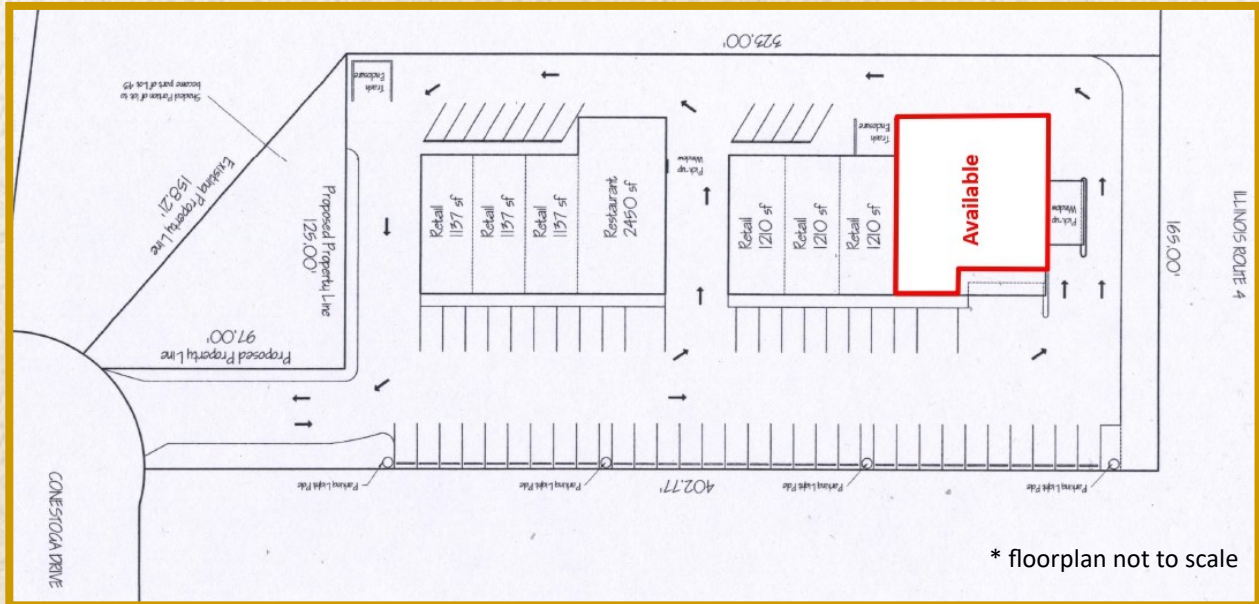
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Todd P Smith, Designated Managing Broker

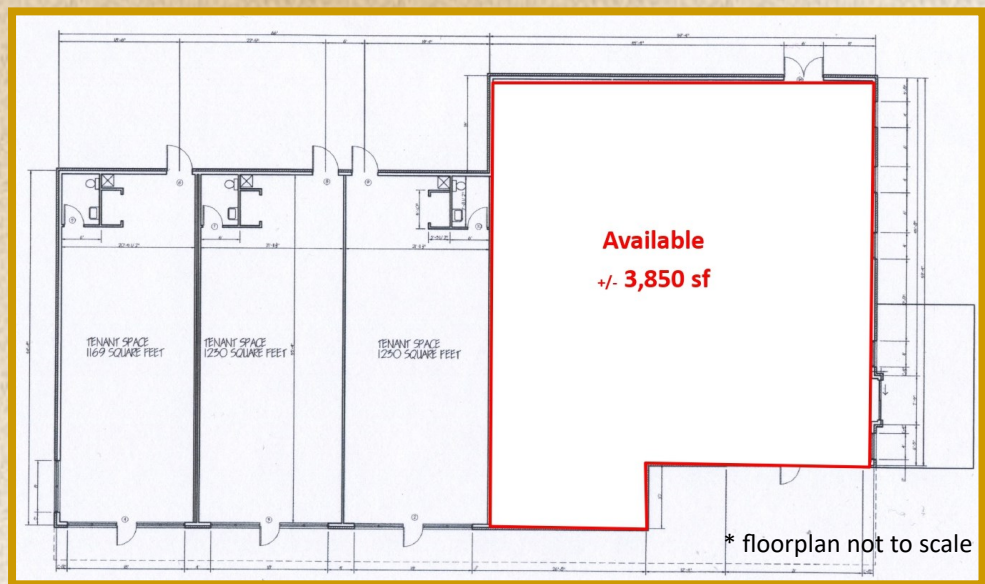
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Site Plan



Floor Plan



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