

COMMERCIAL SPACE - FOR LEASE

449 N Walnut, Springfield, IL



Lease Price: \$1,250/mo Mod. Gross

Zoning: I-1 (City of Springfield)

Available Space: +/- 1,200 SF

Total Building SF: +/- 1,200 SF

Traffic: +/- 10,900 ADT

Amenities Included

Prime location on N Walnut Street in Springfield! This +/- 1200 sq ft retail/food service location offers a large front room with a moveable counter, lots of natural light, an open area for display or seating, and preparation space with a pass-through window. The back portion of the unit is customized with room for cooking/baking space with a three-compartment sink and grease trap. This space is serviced by a 200-amp electric panel allowing a number of different uses to the space. This building is well positioned on North Walnut Street between Carpenter St and Madison St. The site has over 10,900 vehicles passing by per day, is located just outside of Downtown Springfield, and is just down the street from the medical district. Do not miss the opportunity to secure this great location with the possibility for a variety of different uses!

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TODD P. SMITH
COMMERCIAL REAL ESTATE

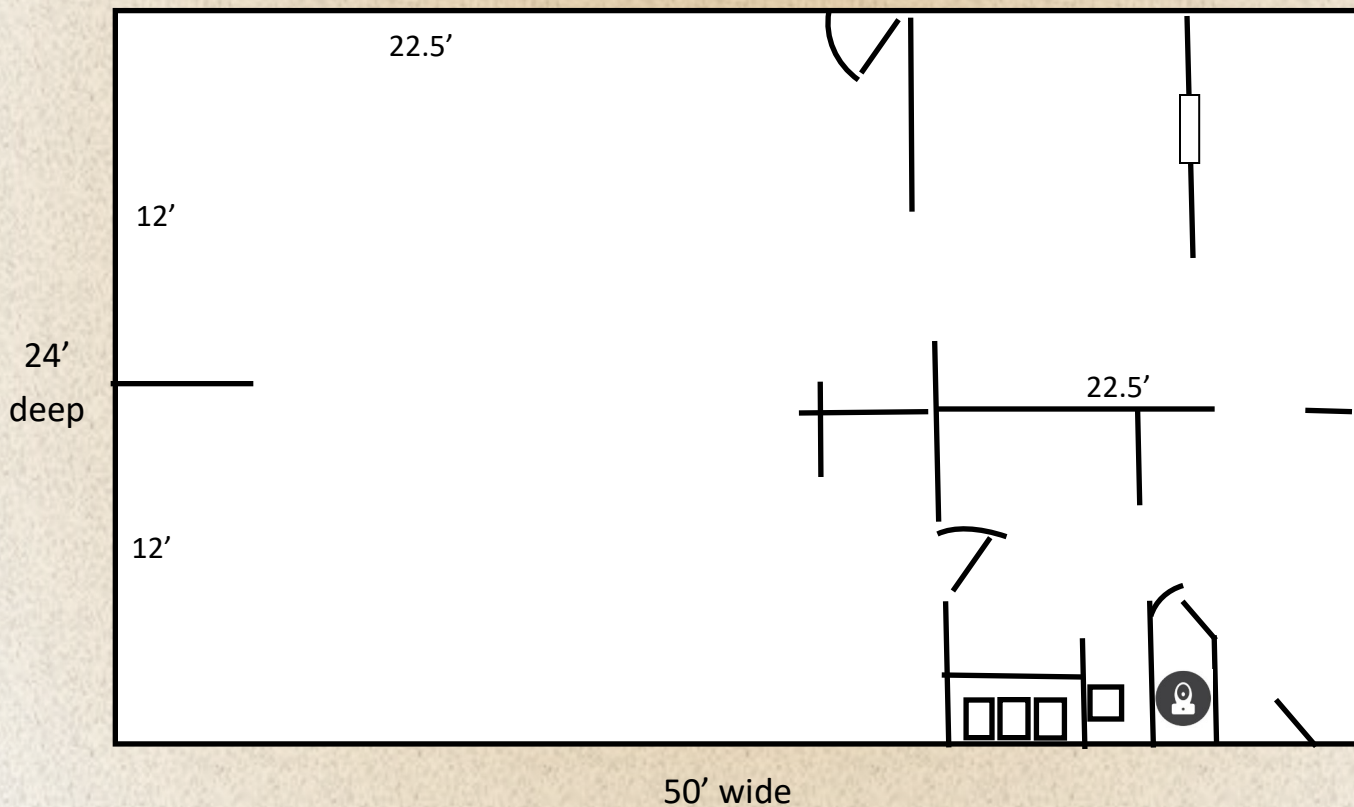
Todd P Smith, Designated Managing Broker

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**Dimensions are approximate*

**Drawing is not to scale*

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